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TO: Chair and Members of the Planning and Housing Committee

DESTINATAIRE : Président et membres du Comité de la planification et du logement

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DATE: April 9, 2025

9 avril 2025

FILE NUMBER: ACS2025-SI-ED-0008

SUBJECT: Housing Acceleration Fund 2024-2025 CMHC Annual Progress Report

**OBJET : Rapport d'étape annuel 2024-2025 à la SCHL – Fonds pour accélérer la
construction de logements**

PURPOSE

The purpose of this information report is to provide Council with the annual progress report required by Canadian Mortgage and Housing Corporation (CMHC) with respect to the ten initiatives and housing supply commitments as provided for in the Contribution Agreement between the City of Ottawa and CMHC, and as described in report [ACS2024-PRE-EDP-0035](#), approved by Council on April 3rd, 2024. This is the first annual progress report and covers the period of January 1st, 2024, to December 31st, 2024 (Year 1).

EXECUTIVE SUMMARY

Per the terms of the Housing Accelerator Fund (HAF) contribution agreement with CMHC, the City is obligated to provide a progress report on use of funds, status of initiatives and permit issuance for each year of the funding agreement. Issuance of annual installments are contingent on CMHC review and approval of the municipal submissions. 90 per cent of HAF funds have been committed to the Affordable Housing pipeline, with 3 per cent of funds allocated to support additional initiatives to date.

Ottawa submitted all required information to CMHC on January 20th, 2025. It has been reviewed and approved by CMHC, and the second funding installment of \$44 million to support the City's ongoing activities has been released in full. It is noted that the City's permit issuance for 2024 achieved 88 per cent of the annual target, primarily due to a slowdown in apartment activity in the second half of 2024, but the City is on track for permits issued in proximity to transit, and in issuance of permits to construct affordable housing.

Staff continue to work on implementation of the ten initiatives under the Housing Accelerator Fund, and in finding new opportunities to continue improving and expediting permit issuance and housing delivery. This includes ongoing work with the non-profit development community to construct new affordable housing projects through the Affordable Housing Pipeline Strategy, enhancements to the Affordable Housing CIP Tax Incentive program, continuing work to transform Ottawa's Municipal lands strategy alongside a revised scope and mandate for Build Ottawa, and support for ongoing work to re-write Ottawa's Zoning By-law and review further process improvements in Development Review.

Further, staff have applied to CMHC for two new initiatives to focus on improving adoption and delivery of Additional Residential Units and leveraging of pre-approved

multi-unit development templates including designs from the CMHC Design Catalogue. As of the date of this IPD no decision has been made.

RÉSUMÉ

Conformément aux conditions de l'accord de contribution du Fonds pour accélérer la construction de logements (FACL) avec la SCHL, la Ville est tenue de fournir un rapport d'étape sur l'utilisation des fonds, l'état d'avancement des initiatives et la délivrance des permis pour chaque année de l'accord de financement, la délivrance des tranches annuelles de paiement étant subordonnée à l'examen et à l'approbation par la SCHL des soumissions municipales. À ce jour, 90 % du financement du FACL a été engagé dans la réserve de logements abordables, et 3 % des fonds ont été alloués pour soutenir des initiatives supplémentaires.

La Ville d'Ottawa a soumis toutes les informations requises à la SCHL le 20 janvier 2025. Toutes les informations fournies à la SCHL ont été examinées et approuvées, et la deuxième tranche de financement destinée à soutenir les activités en cours de la Ville a été entièrement débloquée. Il est à noter que la délivrance de permis par la Ville pour 2024 a atteint 88 % de l'objectif annuel, principalement en raison d'un ralentissement de l'activité dans le secteur des appartements dans la deuxième moitié de 2024, mais la Ville est en bonne voie pour ce qui est des permis délivrés à proximité des transports en commun et de la délivrance de permis de construire des logements abordables.

Le personnel continue de travailler à la mise en œuvre des dix initiatives du FACL et à la recherche de nouvelles possibilités pour continuer à améliorer et à accélérer la délivrance des permis et la livraison des logements. Cela inclut la poursuite des travaux avec notre communauté de promoteurs de logements à but non lucratif pour mettre en chantier de nouveaux projets de logements abordables grâce à la Stratégie de réserve de logements abordables, des ajustements à l'incitation fiscale du PAC pour les logements abordables afin d'améliorer encore ce programme, la poursuite des travaux pour transformer la stratégie d'acquisition et de cession des terrains municipaux d'Ottawa parallèlement à une révision de la portée et du mandat de Bâtir Ottawa, et le soutien aux travaux en cours pour procéder à la refonte du Règlement de zonage de la Ville d'Ottawa et examiner d'autres améliorations du processus d'examen des projets d'aménagement.

De plus, le personnel a présenté à la SCHL une demande pour deux nouvelles initiatives visant à améliorer l'adoption et la livraison de logements supplémentaires, et

à tirer parti des modèles d'aménagement d'immeubles à logements multiples préapprouvés, y compris les modèles du catalogue de conception de la SCHL. En date de la présente, aucune décision n'a été prise.

BACKGROUND

On April 3rd, 2024 Council approved [ACS2024-PRE-EDP-0035](#) "City of Ottawa's Housing Accelerator Fund Use of Funds and Roadmap" which outlined the Contribution Agreement with CMHC dated December 21, 2023. The report outlined the terms and conditions in the agreement, and the City's action plan and growth targets for the City's eligibility to access up to \$176.3 million through CMHC's Housing Accelerator Fund (HAF) program.

Per the "Use of Funds" report, staff recommended that a copy of the submitted progress reports, including any CMHC comments or feedback, be provided to Council through an information previously distributed memorandum.

Per Section 6 of the Agreement, the City of Ottawa was required to submit the following documentation by no later than January 20th, 2025:

- Submission of a signed attestation concerning the Use of Funds for the prior year;
- Completion of a Progress Report using a prescribed form as provided by CMHC;
- A data compilation of eligible permit data allocated in prescribed categories;
- A financial submission on the Use of Funds for the preceding year.

For this reporting year, CMHC also provided an option for a municipality to submit additional initiatives for funding eligibility should additional federal funding become available. Staff submitted two new acceleration projects for consideration as part of the prescribed CMHC progress report form.

The above items were submitted in full to CMHC on the required date and accepted as a complete submission by CMHC. Staff received confirmation on February 24th, 2025, that the submission has been accepted, and Ottawa will receive the full 2nd installment, over \$44 million. Assessment of all new initiatives submitted to CMHC is underway and it is anticipated a decision will be made in early Q2. The materials submitted are provided as Document 2.

DISCUSSION

The HAF is a federal program intended to incentivize the rapid delivery of new housing units to advance the supply of housing across Canadian municipalities. Ottawa received a commitment of \$176 million in funding to be delivered in four installments from 2024 to 2027, with the first three installments to be evaluated and reviewed prior to release on the basis of Ottawa's achievement of milestones associated with the Initiative Action Plan that forms part of the agreement, and the final installment based on milestone delivery and meeting of permit targets.

The Council-approved action plan includes ten initiatives (Document 1) aimed at stimulating additional building permits in the short-term and removing municipal barriers for systemic changes in the long-term to increase housing supply. The action plan is also focused on allocating the majority of HAF funds to non-profit housing providers to construct affordable housing.

The contribution agreement includes a target for the City of over 37,500 new dwellings issued building-permits by the end of 2026, of which 5.5 per cent (~2,100) are to be affordable. Note these include permits that would normally have been issued, and permits that have been accelerated by HAF.

Permit Issuance Progress

In Year 1 of this program the City issued 10,610 qualifying housing permits. Of this total, 78 per cent were in proximity to rapid transit and 6.2 per cent are considered affordable with rents at or below Average Market Rent. In total, Year 1 permit issuance for all housing types achieved 88 per cent of the annual permit target required to meet the three-year target. The decline in permits flows from a slowdown in permit issuance for apartment construction in late 2024. Ottawa will need to continue efforts in encouraging higher levels of permit application and issuance in 2025 and 2026 to remain on track to achieve the overall permit target. Affordable housing unit creation is on track to achieve targets. The Year 1 permit issuance is provided in Table 2 below.

Table 2: CMHC Context-Specific Permit Targets

CMHC Unit Categories for Reporting	Total Permits to be Issued (Jan 1, 2024 to Dec 31, 2026)	2024 Permits Issued (Jan 1, 2024 to Dec 31, 2024)
Single-family detached	6,678 units	984 units (15% of target)
Multi-Units in proximity to Transit	23,590 units	8,240 units (35% of target)
Missing Middle Housing Units	4,680 units	1,233 units (26% of target)
Multi-Units (outside of transit areas)	2,638 units	153 units (6% of target)
Total	37,586 units	10,610 units (28% of target)
% affordable units	2,067 (5.5% overall)	662 (6.24% of annual permits issued, 32% of target)

Reporting methodology for the Housing Accelerator Fund is determined by CMHC. The CMHC methodology for missing-middle housing units blends detached dwellings with additional residential units (secondary dwellings and coach houses) and categorizes these as “missing-middle” for reporting purposes in the above table. City reporting methodology for building permit and housing starts differ in that detached units are counted separately from secondary dwelling units and coach houses, so to allow separate tracking on these different housing types. As such, the calculation of net detached units created or issued permits may vary between CMHC and City reporting.

Housing Initiative Progress

The Housing Accelerator Fund is meant to incentivize and support an increase in issuance of permits from January 1st, 2024, to December 31st, 2026, with associated permit targets. As such, Ottawa’s HAF initiatives were selected on the basis of projects and programs that were “shovel-ready” and could, with additional incentive and funding

from HAF, move to completion sooner and result in quicker permit delivery than would otherwise have occurred. The City has completed 22 of 27 milestones across 10 separate initiatives. Initiative progress is provided in Table 3.

Table 3: Ottawa's 2024-2025 Initiative Milestone Progress

Initiative	What	Status	Comment
1A	Transit Area Zoning	Complete	Milestone 1: Complete Milestone 2: Complete Milestone 3: Complete, Timeline amended with concurrence from CMHC
1B	Inclusionary Zoning	On Track	Milestone 4: In progress - Timeline amended with concurrence from CMHC Milestone 5: Not Started
2	Zoning for Multi-Unit Intensification	Complete	Milestone 1: Complete Milestone 2: Complete, missing-middle permissions expanded to 60% of residential lots across the City
3	Housing CIP	Complete	Milestone 1: Complete Milestone 2: Complete, 233 units have been made affordable by agreement to date
4	Office to Residential	Complete	Milestone 1: Complete Milestone 2: Complete Milestone 3: Complete
5	Municipal Land Strategy	Complete	Milestone 1: Completed via Delegated Authority

			Milestone 2: Complete, first rezonings have occurred and implementation underway
6	Affordable Housing Pipeline	Complete	Milestone 1: Completed via April 3 rd "Use of Funds" Report to Council Milestone 2: Complete, first permits issued and implementation underway, 886 units in 2024-2025 pipeline thus far
7A	Streamlining Planning Approvals	Complete	Milestone 1: Complete Milestone 2: Complete
7B	Delegation of Minor Zoning	Complete	Milestone 3: Complete, Council approval November, 2024
8A	New Zoning Bylaw	On Track	Milestone 1: Complete Milestone 2: Complete, 1 st Draft issued Milestone 3: In Progress Milestone 4: Not started
8B	4 Units per Lot	On Track	Part of Milestones 1-4 above
8C	Digital Twin	On Track	Concurrent with Milestones 1-4 above
9	On-Site Stormwater Management Tool	On Track	Milestone 1: Complete Milestone 2: Complete with passage of Infrastructure Master Plan Milestone 3: In Progress
10	Housing Needs Assessment	Complete	Milestone 1: Complete

Milestone Adjustments

Staff have adjusted the timelines for some initiatives in response to external pressures outside of the City's control, including further provincial amendments to previously approved Official Plan modifications, passage of new Provincial legislation, and ongoing provincial uncertainty regarding amendments to the Inclusionary Zoning regulations. These adjustments were made in collaboration with the CMHC program committee and accepted in full.

Use of Funds Progress

90 per cent of HAF funding is directly invested in affordable housing unit delivery. These funds are directed to non-profit housing providers through Initiative 6: the Affordable Housing Pipeline Strategy. The Pipeline Strategy recognizes that there are thousands of HAF-eligible affordable units planned by non-profit housing providers on lands that are development-ready for housing but are waiting in the "pipeline" until the requisite capital funds to support these developments are obtained. HAF funds advance and provide the pre-development and capital dollars to support these projects. \$158.7 million of total HAF funds have been set aside for this initiative.

The additional 10 per cent of HAF funding is available to the other nine initiatives. HAF funding is also supporting Ottawa in opening up its available surplus buildings and lands ready for housing. This work includes the City completing site remediation for contaminated lands, assessing the sewer, water and stormwater capacities available, opening the door to office-to-residential conversions and aligning the Zoning By-law and land use policies and regulations to get lands shovel-ready.

HAF is also helping the City with the research and analysis needed to move on deep systemic change to set up Ottawa for success. This includes support for the re-write of our zoning rules and support for policy changes to increase height and density near transit. This also includes developing consistency in infrastructure standards and investing in solutions to help the City plan ahead for future housing needs including supporting continuing technology advancements for the Digital Twin. To date, \$5.2 million has been committed to supporting these initiatives.

Overall, 93 per cent of HAF funding has been committed across the various initiatives, leaving 7 per cent available for additional incentive opportunities to increase permit issuance. At the time of the April 3rd, 2024 funding report, the City was unable to fund certain planning studies through development charges (a product of Bill 23), compromising funding for Initiative 8: New Zoning By-law and Digital Twin. HAF funds

were proposed to fill the gap and ensure program continuity. However, since that time, Bill 185 was passed, which reinstated development charges as a funding source for planning studies; as a result, 7 per cent of the HAF funds remain available and may be used to expand the impact of current initiatives or help support a future additional initiative. Staff are conducting a best-value and opportunities analysis to support decisions on how best to leverage these funds in support of housing targets.

Further, HAF funds committed but not yet disbursed to support the above initiatives (in particular Initiative 6: Affordable Housing Pipeline Strategy) are generating interest, which will in turn be retained within the HAF program to provide additional fund capacity and contingency for development projects associated with the pipeline delivery of affordable housing. HAF funds are disbursed once a funding agreement exists with the City, and subsequent achievement of milestones including permit issuance within the time horizon of the HAF agreement are met.

Next Steps

As part of the January 20th submission to CMHC, staff submitted two new initiatives to CMHC for consideration as additional opportunities to expand and improve permit issuance. The two proposed initiatives are:

- Additional Residential Units (ARU) Acceleration Program; and
- Missing Middle Low-Rise Apartment Rapid Approval Program.

As of the date of this IPD staff have not received confirmation from CMHC on whether these new initiatives have been accepted for additional funding, but staff have begun preliminary work to position the City to move quickly should funding be approved.

The ARU Acceleration program is proposed to leverage and expand on amendments to the Zoning By-law made through Initiative 2 (Zoning for Multi-Unit Intensification). The focus of this new initiative would be to increase uptake and supply of these “gentle density” units by 20 per cent above the current rate by moving forward additional amendments to regulations and processes to reduce barriers to ARU and coach house uptake. The project will also seek to improve the process and information available to residents when planning their projects, and encourage and incentivize homeowners and developers to take advantage of the opportunity to add additional dwelling units within their home and in their rear yards while making the process easier and more efficient.

The Missing-Middle rapid approval program would focus on low-rise apartments 3 storeys or less and would provide opportunity for developers to receive pre-approval for

standardized plans for purpose-built low-rise apartment buildings with 4 or more principal dwelling units (not including Additional Residential Units), thereby reducing the complexity and timing of building code reviews. With the forthcoming New Zoning By-law (Initiative 8) ready to significantly expand the opportunity for multi-unit development across neighbourhoods throughout Ottawa there is opportunity to align a series of pre-approved templates for low-rise apartments with the permissions in the by-law to be available for development in 2026 in a manner that quickly boosts permit issuance and housing unit delivery.

Further, staff are conducting a municipal best-practices scan of best-in-class housing initiatives across Canada to seek further ideas, opportunities, financial incentives and program enhancements to build on current actions and improve our ability to achieve and exceed our housing target commitments. This research is underway to identify new opportunities to use time-limited HAF funds in ways that maximize value for housing and support systemic change, and would be subject to CMHC funding eligibility criteria per the contribution agreement and program criteria.

Staff continue to explore additional opportunities to maximize permit issuance, incentivize affordability, and improve long-term process performance in order to achieve our housing targets as identified in the HAF agreement, Municipal Housing Pledge, Official Plan and 10 Year Housing and Homelessness Plan. The feasibility and implementation of these additional ideas to increase housing supply and choice within can be explored and leveraged through the Housing Innovation Task Force to be convened later this spring.

CONCLUSION

Overall, the City of Ottawa has made significant progress on the milestones included in the ten initiatives and is seeing results in significantly increased affordable housing creation flowing from the Affordable Housing Pipeline Strategy. While permit issuance for 2024 was lower than anticipated as a result of continuing volatility in the housing market, forthcoming improvements including the re-write of the Zoning By-law proposed to come to Council later this year will introduce significant new opportunities for low-rise and missing middle housing.

The City will continue to prioritize actions to improve the short-term delivery of housing in line with CMHC housing targets and objectives identified through the Official Plan, 10 Year Housing and Homelessness Plan, Municipal Housing Pledge and Council's

Strategic Plan. The goal is to ensure the City is investing in long-term systemic change to provide for ongoing housing delivery post-2026.

Original signed by

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Housing Solutions and Investment Services, Strategic Initiatives Department

cc: Wendy Stephanson, City Manager

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SUPPORTING DOCUMENTATION

Document 1: Ottawa HAF Initiatives

#	Housing Initiative	Project Details
1	Transit Station Upzoning: Expand high-density housing opportunities around the LRT stations and main streets	Pre-zone for mid- and high-rise buildings, missing-middle and additional housing opportunities around Lincoln Fields and Pinecrest-Queensview transit stations Implement inclusionary zoning for mid- and high-rise development around transit stations
2	Three-Unit per Lot Permissions: Streamline missing-middle housing and expand housing options within neighbourhoods	Enact Provincial legislated requirements to enable permissions for 3 units per lot Remove barriers and restrictions for Accessory Dwelling Units including floor areas, entrance requirements and severance requirements
3	Affordable Housing Community Improvement Plan	Introduce a City-Wide, Affordable Housing Community Improvement Plan that provides financial offsets for residential developments that include affordable units.
4	Office to Residential: Support the conversion of vacant office buildings to residential housing	Implement a streamlined process for conversion of vacant office space to residential units, and simplify process and development requirements to reduce review times
5	Municipal Land Strategy: Accelerate Disposal and Preparation of City-owned Lands for Housing	Refocus Ottawa's land development real estate portfolio to focus on maximizing affordable housing opportunities, including pre-approval and disposal of City-owned lands appropriate for residential development.
6	Affordable Housing Pipeline: Fund construction of new affordable housing units across Ottawa	Provide capital funding for shovel ready non-profit rental and affordable housing projects to advance these to permit and construction, streamline intake, assessment, prioritization, and funding processes.
7	Streamlining Planning Approvals	Implement systemic changes to the planning approvals process to expedite approvals of zoning by-law amendments and site plan control applications. Expand and delegate minor zoning applications to allow for faster, more consistent processing of missing-middle applications ahead of the full-scale rezoning initiative.
8	New Zoning By-law and Digital Twin: Re-write and deliver the New Comprehensive Zoning By-law and Digital Twin Tool	Allow missing-middle low-rise housing opportunities across neighbourhoods including at least 4 units per lot city-wide, expand permissions for mixed use, mid and high-rise housing opportunities city-wide. Eliminate, simplify and streamline zoning rules to reduce complexity and increase certainty in housing delivery Support the shift to a geomatics-based visualization and modelling tool to facilitate fact-based analysis, regulatory development and communication.
9	Stormwater Tool: Develop an on-site stormwater management tool to support intensification	Develop guidance on a new development approvals tool to streamline the management of stormwater and provide clarity for developers
10	Housing Needs Assessment	This is a requirement of the HAF funding, to deliver a revised and up to date housing needs assessment by March, 2025.

Document 2: Ottawa Progress Report Submission to CMHC

Project Summaries

1. Transit Oriented Zoning Amendments and Inclusionary Zoning

Status: Completed

Completion: 40%

Start Date: May 18, 2023

End Date: December 31, 2025

a) Engage Consultants to Study and Prepare Zoning Amendments

- **Start Date:** May 18, 2023
- **End Date:** October 25, 2023
- **Actual Start Date:** May 18, 2023
- **Actual Completion Date:** October 25, 2023
- **Comments:** "This involved engaging a consultant to study and prepare zoning amendments. The City of Ottawa engaged WSP to review and analyze our transit areas in consistency with the Official Plan and Secondary Plan framework."

b) Rezoning Transit Areas Report to Council

- **Start Date:** May 18, 2023
- **End Date:** October 25, 2023
- **Actual Start Date:** May 18, 2023
- **Actual Completion Date:** October 25, 2023
- **Comments:** "Based on the analysis completed in Milestone 1, staff brought forward an information report to Council in October 2023. The report concluded that Ottawa's prior actions in upzoning around transit, coupled with the enhanced policy directions in the newly approved Official Plan, provided meaningful policy support and zoning permission to enable high-density development. It further concluded that more systemic change was needed to fully unlock height and density potential, such as developing or amending area-specific policy plans to align them with the Official Plan, and clarifying how angular planes and height transitions were to occur."

c) Implementing Zoning in New Secondary Plan Areas

- **Start Date:** December 1, 2023
- **End Date:** February 28, 2025
- **Actual Start Date:** December 1, 2023
- **Actual Completion Date:** TBD
- **Comments:** "The Lincoln Fields Secondary Plan and associated zoning changes were approved by Council on November 13, 2024 and provide expanded high and density permissions including as-of-right permissions for mid- and high-rise buildings. The Pinecrest-Queensview Secondary Plan and associated zoning changes will proceed to Planning and Housing Committee on December 4, 2024 and it also includes as-of-right zoning and zoning permissions for mid- and high-rise densities within this major transit hub. However, Council will not be able to consider this matter and adopt by-laws until January 2025."

d) Prepare Requisite "Assessment Report" for Inclusionary Zoning

- **Start Date:** June 15, 2024
- **End Date:** June 30, 2025
- **Actual Start Date:** June 15, 2024
- **Actual Completion Date:** TBD
- **Comments:** "We anticipate this work can be developed, peer reviewed and brought forward for discussion by June, 2025."

e) Inclusionary Zoning Adoption and Implementation

- **Start Date:** July 1, 2024
- **End Date:** December 31, 2025
- **Actual Start Date:** TBD
- **Actual Completion Date:** TBD

- **Comments:** "Staff anticipate the completion of this project by the December 31st, 2025. This will include bringing forward an implementation package including Official Plan Amendments and zoning by-law changes to Council."

2. Increasing Zoning Permissions to Allow for Multi-Unit Intensification

Status: Completed

Completion: 100%

Start Date: March 17, 2023

End Date: November 22, 2023

a) Rezoning Report to Council

- **Start Date:** August 24, 2023
- **End Date:** October 11, 2023
- **Actual Start Date:** March 17, 2023
- **Actual Completion Date:** October 11, 2023
- **Comments:**
"The linked report was approved on October 11, 2023, to allow for multi-unit intensification."
Link: <https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=147345>

b) Public Engagement and Consultation

- **Start Date:** March 17, 2023
- **End Date:** November 15, 2023
- **Actual Start Date:** March 17, 2023
- **Actual Completion Date:** November 15, 2023
- **Comments:**
"Please use the link to see the engagement for this report, located in Document 2."
Link: <https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=147345>

3 Affordable Housing Community Improvement Plan (AHCIP)

Status: Completed

Completion: 100%

Start Date: May 1, 2023

End Date: December 31, 2024

a) CIP and By-law Development

- **Start Date:** May 1, 2023
- **End Date:** April 30, 2024
- **Actual Start Date:** May 1, 2023
- **Actual Completion Date:** April 17, 2024
- **Comments:** "The following link provides proof that the required report was approved by Council on April 17, 2024: <https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=178080>."

b) CIP Implementation

- **Start Date:** May 1, 2024
- **End Date:** December 31, 2024
- **Actual Start Date:** TBD
- **Actual Completion Date:** TBD
- **Comments:** "The two links provide proof that the CIP was implemented on December 11, 2024: <https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=206678>. <https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=206678>."

4. Office to Residential Conversion Pilot

Status: Completed

Completion: 100%

Start Date: April 4, 2023

End Date: March 31, 2024

a) Office to Residential Conversions Strategy Approved by Council

- **Start Date:** April 4, 2023

- **End Date:** November 8, 2023
- **Actual Start Date:** April 4, 2023
- **Actual Completion Date:** November 8, 2023
- **Comments:** "The Office to Residential Conversion Strategy was approved by Council on November 8, 2023."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=158856

b) Office to Residential Conversions Strategy Stakeholder Engagement

- **Start Date:** May 1, 2023
- **End Date:** November 22, 2023
- **Actual Start Date:** May 1, 2023
- **Actual Completion Date:** November 22, 2023
- **Comments:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=158856

c) Implementation of Zoning Requirements

- **Start Date:** November 22, 2023
- **End Date:** March 31, 2024
- **Actual Start Date:** November 22, 2023
- **Actual Completion Date:** February 7, 2024
- **Comments:** "Proof of Council-approved zoning amendments provided."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=177739

5. Accelerate Disposal and Preparation of City-Owned Lands for Housing

Status: Completed

Completion: 100%

Start Date: March 1, 2023

End Date: February 25, 2025

a) Disposal Strategy Development and Council Approval

- **Start Date:** March 1, 2024
- **End Date:** September 1, 2024
- **Actual Start Date:** March 1, 2024
- **Actual Completion Date:** January 30, 2025
- **Comments:** "Six properties were identified for near-term development through the Municipal Land Strategy. Rezoning to facilitate development was approved by Council in November 2024."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=211371

b) Implementation

- **Start Date:** September 2, 2024
- **End Date:** February 1, 2025
- **Actual Start Date:** September 2, 2024
- **Actual Completion Date:** January 9, 2025
- **Comments:** "A Service Bulletin outlining internal processes and procedures for implementing the Municipal Land Strategy was completed in December 2024. The bulletin was distributed to all relevant staff on January 9, 2025."

6. Affordable Housing Pipeline Strategy

Status: Completed

Completion: 100%

Start Date: November 1, 2023

End Date: December 1, 2024

a) Project Kickoff, Development, and Council Approval

- **Start Date:** November 1, 2023
- **End Date:** May 1, 2024
- **Actual Start Date:** November 1, 2023
- **Actual Completion Date:** April 3, 2024

- **Comments:** "The report approving the Pipeline Strategy was approved by Council on April 3, 2024."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=175535

b) Implementation

- **Start Date:** May 2, 2024
- **End Date:** December 1, 2024
- **Actual Start Date:** April 3, 2024
- **Actual Completion Date:** June 14, 2024
- **Comments:** "The first permits related to the Pipeline were issued for 933 Gladstone Ave on June 14, 2024."

7. Streamlining Planning Approvals

Status: Completed

Completion: 100%

Start Date: May 19, 2023

End Date: March 1, 2025

a) Finances for Streamlining Secured from Council

- **Start Date:** May 19, 2023
- **End Date:** June 14, 2023
- **Actual Start Date:** May 19, 2023
- **Actual Completion Date:** June 14, 2023
- **Comments:** "Proof that finances for streamlining were secured from Council on June 14, 2023."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=132198

b) Report to Council on Streamlining Process

- **Start Date:** May 19, 2023
- **End Date:** June 14, 2023
- **Actual Start Date:** June 15, 2023
- **Actual Completion Date:** November 15, 2023
- **Comments:** "A report was submitted to Council regarding the streamlining process, including updates on various internal procedural improvements."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=150234

c) Delegated Authority to Staff for Minor Zoning By-law Amendments

- **Start Date:** November 22, 2023
- **End Date:** March 1, 2025
- **Actual Start Date:** December 1, 2023
- **Actual Completion Date:** February 28, 2024
- **Comments:** "Council granted delegated authority to staff to approve minor zoning by-law amendments without the need for full Council approval."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=151877

8. New Comprehensive Zoning By-law and Digital Twin Tool

Status: On Track

Completion: 50%

Start Date: March 6, 2023

End Date: December 23, 2025

a) Publication of Discussion Papers and Consultation

- **Start Date:** March 6, 2023
- **End Date:** February 28, 2024
- **Actual Start Date:** March 6, 2023
- **Actual Completion Date:** February 28, 2024
- **Comments:** "Consultation and discussion papers have been published to engage the community in the new zoning process, with input being considered for further development."
- **Link:** engage.ottawa.ca/zoning?page=2

b) Council Receives 1st Draft (March 2024) of the Zoning Bylaw

- **Start Date:** March 31, 2024
- **End Date:** January 31, 2025
- **Actual Start Date:** March 31, 2024
- **Actual Completion Date:** May 15, 2024
- **Comments:** "The first draft of the new zoning by-law, including citywide zoning permissions for certain developments, was presented to Council for review and feedback."
- **Link:** engage.ottawa.ca/zoning

c) Council Receives 2nd Draft (March 2025) of the Zoning Bylaw

- **Start Date:** March 31, 2025
- **End Date:** September 30, 2025
- **Actual Start Date:** TBD
- **Actual Completion Date:** TBD
- **Comments:** "This milestone will see the second draft presented to Council following public consultation and further revisions."

d) Council Adoption of New Zoning By-law

- **Start Date:** October 1, 2025
- **End Date:** December 23, 2025
- **Actual Start Date:** TBD
- **Actual Completion Date:** TBD
- **Comments:** "The final adoption of the new comprehensive zoning by-law is expected by the end of 2025, following Council discussions and revisions."

9. Development of an On-Site Stormwater Management Tool

Status: On Track

Completion: 66%

Start Date: May 2, 2023

End Date: December 31, 2025

a) Study Viability of On-Site Stormwater Solutions

- **Start Date:** May 2, 2023
- **End Date:** October 1, 2023
- **Actual Start Date:** May 2, 2023
- **Actual Completion Date:** June 25, 2024
- **Comments:** "The Infrastructure Master Plan (IMP) was approved on June 25, 2024. The IMP includes the evaluation of on-site stormwater solutions and discusses their feasibility in the context of Ottawa's urban environment."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=188168

b) Consult with Industry Stakeholders on Recommended Approach

- **Start Date:** May 2, 2023
- **End Date:** June 1, 2024
- **Actual Start Date:** May 2, 2023
- **Actual Completion Date:** June 25, 2024
- **Comments:** "Stakeholder consultations were conducted, and feedback has been incorporated into the recommendations for on-site stormwater management."
- **Link:** pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=188168

c) Report to Council on Recommended Approach and Implementation Measures

- **Start Date:** June 1, 2024
- **End Date:** December 31, 2025
- **Actual Start Date:** TBD
- **Actual Completion Date:** TBD
- **Comments:** "Staff are in the process of preparing a report to Council, which will outline the recommended approach for on-site stormwater management."

10. Housing Needs Assessment

Status: Completed

Completion: 90%

Start Date: January 31, 2024

End Date: March 1, 2025

a) Completion of Needs Assessment

- **Start Date:** January 31, 2024
- **End Date:** March 1, 2025
- **Actual Start Date:** January 31, 2024
- **Actual Completion Date:** March 1, 2025
- **Comments:** "Staff are working with a consultant to complete the Housing Needs Assessment by the deadline. The assessment will provide critical data for future housing policy development and is expected to be completed on time."

1. **How many net new units were permitted in the reporting period?** 10,610
2. **Of the net new units that were permitted in the reporting period, how many were single detached homes?** 984
3. **Of the net new units that were permitted in the reporting period, how many were multi-unit housing in close proximity to rapid transit?** 8,240
4. **Of the net new units that were permitted in the reporting period, how many were missing middle housing?** 1,233
5. **Of the net new units that were permitted in the reporting period, how many were other multi-unit housing?** 153
6. **Of the net new units that were permitted in the reporting period, how many were affordable units?** 489
7. **Are you on pace to surpass your housing supply growth target?** Yes
8. **Are there any additional initiatives that you would like to implement that will increase your housing supply growth target, should additional funding become available?** Yes
9. **What is the amount of HAF funding spent in the reporting period?** \$21,151,270.05
10. **What is the total amount of HAF funding spent for all reporting periods, based on all advance(s) to date?** \$21,151,270.05
11. **Have you provided an update to all the initiatives and milestones within this attestation?**
No
12. **If you are behind on your annual unit targets, please provide rationale and advise on your plan to address the gap.** The number of building permits issued is a more of a reflection of the bearish economy and higher interest rates in the first half of 2024. From Jan 2023 to Sept 2024 the City approved 50,200 new dwellings and the development industry has only moved 8,300 dwellings of those projects to building permits. 17,200 dwellings are fully approved and are shovel-ready for when the market is right for the construction industry. The City has enabled more than enough dwellings for the market to construct our dwelling targets for when the economic conditions and housing market are ready.