

Subject: Councillor J. Leiper - Student Housing Caucus Report

File Number: ACS2025-OCC-CCS-0066

Report to Planning and Housing Committee on 21 May 2025

Submitted on May 9, 2025 by Councillor Jeff Leiper, Kitchissippi (15)

Contact Person: Councillor Jeff Leiper

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Ward: Citywide

**Objet: Jeff Leiper, conseiller – Rapport du caucus sur les logements pour
étudiants**

Dossier : ACS2025-OCC-CCS-0066

Rapport au Comité de la planification et du logement

le 21 mai 2025

Soumis le 9 mai 2025 par Jeff Leiper, conseiller du quartier Kitchissippi (15)

Personne-ressource : Jeff Leiper, conseiller

613-580-2485, Jeff.Leiper@ottawa.ca

Quartier : À l'échelle de la ville

Report Recommendation(s)

**That Planning and Housing Committee receive the appended report for
information.**

Recommandation(s) du rapport

**Que le Comité de la planification et du logement prenne connaissance du rapport-
ci-joint à titre d'information.**

BACKGROUND

Within the broad array of housing matters within the City of Ottawa, student housing remains a significant one and is the main focus of the appended report. Housing and

making Ottawa a more livable and affordable city for all residents remains one of the 2023 to 2026 Term of Council priorities. In alignment with this priority, the City of Ottawa continues to follow the 10-Year Housing and Homelessness Plan to guide its actions and initiatives on housing matters for the years 2020-2030. As illustrated in the 2023 Progress Report on the 10-Year Housing and Homelessness Plan, some trends have been captured with regards to student housing. In particular, these trends relate to an increase in rooming house stock in 2023, as a result of increased interest from both students and single professionals. In 2024, the Government of Ontario also amended legislation in order to exempt publicly assisted universities from certain requirements under the *Planning Act* in order to accelerate the construction of student housing at Ontario universities. Further to this, the Government of Canada has also incentivized the construction of student housing under programs such as the Apartment Construction Loan Program, which offers low-cost loans to build more student housing on- and off- campus for universities.

The appended report compiled by the University of Ottawa Students' Union (UOSU) builds on these trends with both qualitative and quantitative analysis of the state of student housing within the city this year. The report rises from the Student Housing Exploratory Caucus (SHEC), a student-led caucus of the Board of Directors of the University of Ottawa Student Union (UOSU). The mandate of the group, as established in June of 2024, was "exploring and developing a report by the end of the current UOSU term on the state of student housing in Ottawa with a particular focus given to the dense student area of Sandy Hill." The report illustrates the findings of the survey conducted by SHEC and furthers policy recommendations for all levels of government in Ottawa.

DISCUSSION

Planning and Housing Committee is asked to receive the appended report for information.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the report recommendation.

LEGAL IMPLICATIONS

With respect to the recommendations directed to the City of Ottawa in the Student Housing Exploratory Caucus report, it is noted that provisions in the zoning by-law (identified as "incentives" in the report) cannot be provided on the basis of specific persons or entities only being entitled to benefit from such incentives (i.e. "people"

zoning is not permitted.).

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City-wide report.

CONSULTATION

Consultation was undertaken as outlined in Document 1 and Document 2.

DEPARTMENTAL COMMENTS:

Community and Social Services Department

Community and Social Services Department staff will be available at the meeting to respond to questions if required.

Strategic Initiatives

The city does not currently have any programs that support affordability for student housing. Student residences are not eligible to receive funding from the city according to the Action Ottawa Guidelines, which outline financial incentives for affordable housing. Staff will begin a review of these guidelines in 2025.

ACCESSIBILITY IMPACTS

No specific Accessibility Impacts have been identified in the preparation of this report.

RISK MANAGEMENT IMPLICATIONS

No specific risk implications have been identified.

RURAL IMPLICATIONS

n/a

TERM OF COUNCIL PRIORITIES

This report aligns with the “A City that has affordable housing and is more livable for all” strategic priority for 2023-2026 Term of Council.

SUPPORTING DOCUMENTATION

Document 1 – UOSU SHEC Report (English)

Document 2 – UOSU SHEC Report (French)

DISPOSITION

Planning and Housing Committee is asked to receive the UOSU SHEC report for information.