

1. **Housing Innovation Task Force Report and Housing Acceleration Plan**
**Rapport du Groupe de travail sur l'innovation en matière de logement et
sur le plan d'accélération de création de logements**

Committee Recommendation(s) as amended

That Council:

1. Receive the Housing Innovation Task Force's report, attached as Document 1, for information.
2. Approve the Housing Acceleration Plan, attached as Document 2, and described in this report.
3. Approve the following recommendations to enable the implementation of the Housing Acceleration Plan:
 - a. That, Action 21 be amended to reduce Community Benefit Charges (CBCs) from 4% to 2% of the land value cost for a period of 5 years from the date of application approval. Within Major Transit Station Areas (MTSAs), CBCs shall be further reduced to 1% of land value cost. Funds that have already been collected shall be recalculated to 2% (or 1% within MTSAs) with remaining funds to be returned to the applicant.
 - b. Authorize staff to return the funds collected to date under the Community Benefits Charge By-law as follows:
 - i. That projects already approved shall be eligible for a discounted rate until either December 31, 2028 or 5 years from when the proponent received approval, whichever is later; and
 - ii. That the Community Benefit Charges By-law be amended as soon as practicable to bring these changes into force; and

- iii. That the intake for discount-eligible projects shall sunset on December 31, 2028, meaning that projects approved after that date will be ineligible for the discount; and
 - iv. That staff report back to Council on a revised capital project list by the end of Q4 2025; and
 - v. That staff be directed to provide information to Council in Q4 2026 assessing the efficacy of the CBC discounted rate, offering Council the opportunity to review or amend the policy and overall CBC strategy.
- c. Direct Staff that the payment of municipal development charges is due by the issuance of the first occupancy permit, limited to residential occupancies, and on an interest-free basis for 18-months or until the Provincial Bill 17 regulations are implemented, whichever occurs first; and
- i. That City staff be directed to bring forward a Report to Council with recommended amendments to reduce development charges if the City receives funding from higher orders of government, up to a 100% elimination on development charges; and
 - ii. That any reduction in Development Charges be conditional on a funding commitment equivalent to the reduction from higher orders of government so that the municipality remains fully whole with no reduction of investment into items on the City's Development Charge Background Study; and
 - iii. That staff be directed to work directly with the Mayor's office to engage with Federal and Provincial partners on the above resolutions.
- d. Direct staff to review options to extend exemptions currently in place for developments of up to 10 units and report back to Planning and Housing Committee with proposed

recommendations to amend the Site Plan Control By-law No. 2014-256, as described in this report.

- e. Defer the Building Code fee scheduled increases specific to Residential Occupancies, to be included in the 2026 Draft Operating Budget.
- f. Direct staff in the Planning, Development and Building Services, to amend the criteria for eligibility under the *Reimbursement Program for Development-Related Fees for Charitable or Non-Profit Organizations*, to include site plan planning and building permit fees for non-profit affordable housing projects, and delegate the implementation of these fee waivers to staff.
- g. Direct staff to review and implement pre-set building designs, developed and in use by others in Ontario, to allow for expedited building permits.
- h. Update the Parkland First Policy, Delegation of Authority By-law and Parkland Dedication By-law to transfer authority from Recreation, Cultural and Facilities Services Department to the Planning, Development and Building Services Department to reflect staff changes and authorities outlined in this report.
- i. Under section 3 (4) of By-law 2022-280 (Parkland Dedication) Council will waive the requirement for parkland dedication for a period of 18 months for “Office building conversion to residential apartments” and “small or adaptive developments”.
- j. Despite section 3 (5) and 4 (3) of Bylaw 2022-280 (Parkland Dedication) Council will temporarily allow for the collection of Cash-in-Lieu of Parkland changes at occupancy, for 18-months, rather than building permit or subdivision approval.
- k. Despite section 4 (4), Table 1, of Bylaw 2022-280 (Parkland Dedication) Council will temporarily allow Cash-in-Lieu of

Parkland charges to be reduced to 5 per cent for 18-months for all projects less than 20 units in plans of subdivision prior to 2001 within the greenbelt.

- I. Undertake a review of the delegated authority and Terms of Reference for the Committee of Adjustment and report back to Council by Q4, 2026
- m. Develop a strategy to undertake a comprehensive review of Secondary Plans and report back to Council by end of Q1 2026
- n. Undertake a comprehensive review of the Urban Design guidelines and report back to Council by end of Q4 2026
- o. Undertake a review of the Development Application Study Policy (Information and Materials for Planning Applications (By-Law No. 2023-297) and report back to Council by end of Q1 2026
- p. That the local ward councillor be made fully aware and consulted when properties that are the subject of actions, such as those contemplated in action 29, 38, 42 and similar preparatory actions contained in the Housing Acceleration Plan are undertaken.
- q. That staff provide information on the Bloomberg methodology to Council by end of Q4 2025, with more fulsome reporting on the effectiveness of the financial measures in May 2026 at the time of reporting back to Council on implementation and that staff provide the full results and measurement framework for the Housing Acceleration Plan concurrent to the report back in May 2026.
 - i. That a report detailing the performance of each metric against the measurement framework be brought back for deliberation at a Joint Meeting of Finance and Corporate Services and Planning and Housing

Committee in Q2 2027.

- r. That, as part of the implementation of Action Item 29 of the Housing Acceleration Plan, staff be directed to expedite the work to identify additional municipally-owned parcels in the next phase of the Municipal Land Strategy, in consultation with the Mayor's Office, that are suitable for affordable housing development, including supportive housing, or for mixed-use, mixed-income developments that include affordable housing; and
- i. That staff also identify any associated funding opportunities and provide an assessment of site-specific constraints to ensure the viability of the proposed parcels for development; and
 - ii. That the identified parcels be prioritized based on the availability of servicing infrastructure, location within appropriate transects (with a preference for sites inside the Greenbelt), proximity to existing or planned transit service, and alignment with the Official Plan and applicable secondary plans; and
 - iii. That a shortlist of candidate parcels identified through the next round of the Municipal Land Strategy be brought forward to Council for information no later than the end of Q4 2025.
- s. That, as part of Housing Acceleration Plan action Item 37, in Document 2 of the Report, staff be directed to review the City's Official Plan and related policies to ensure there are no unintended barriers to affordable housing; and
- i. That, if unintended barriers are identified, staff return to Council with suggested amendments to strengthen the availability of affordable housing.

- ii. That the appropriate City housing dashboards be updated to provide readily available information pertaining to the affordable housing sector, considering inclusion of data sets such as:
 - The stock of affordable units, including a breakdown based on the number of bedrooms associated with those units
 - The number of affordable units created from all public sources
 - The amount of investment into affordable housing from all public sources
 - The timelines associated with affordable housing development
 - The current dollar amount that is deemed “affordable”
 - Centralized waitlist length and estimated average wait time
 - The overall state and health of the affordable housing sector
 - iii. That this information be updated regularly to ensure that housing affordability is transparently tracked and fully prioritized.
4. Direct the Mayor, on behalf of the City of Ottawa, write letters to the Federal and Provincial governments, the Prime Minister and the Minister of Housing, Infrastructure and Communities, and the Premier and the Minister of Municipal Affairs and Housing, to share a copy of this report and highlight the calls for support identified for both levels of government as outlined, including: sustainable and predictable funding for infrastructure, affordable

housing, and transit, the transfer of land at no or low cost for residential development, improved environmental approval timelines, the removal of all interprovincial labour mobility restrictions, increased options for developing a local workforce of skilled trades

5. Direct staff to continue to engage the Housing Innovation Task Force throughout the implementation of the Housing Acceleration Plan.
6. Direct staff to report back on progress, assess the comprehensiveness of the Housing Acceleration Plan against current conditions, and propose updates as needed by May 2026.
7. Declare its intention to become a more housing-friendly City; and
 - a. That the General Manager of Planning, Development, and Building Services ensure that every effort is made to accomplish this goal; and
 - b. That the General Manager of Planning, Development, and Building Services is provided with support to work across departments to accomplish this goal; and
 - c. That when new employees are onboarded, they are given as part of their orientation training a briefing on what their role is with respect to advancing service excellence and accomplishing this goal; and
 - d. That the General Manager of Planning, Development, and Building Services report back to Council on the City's progress in evolving the development approvals process and culture; and
 - e. That staff be directed to refine and enhance the Housing Approval Dashboard where appropriate to compare Ottawa's progress toward becoming a more housing-

friendly city against a benchmark of the City's 2024 performance on key performance indicators; and

- f. That staff be directed to create a landing page and communications products that promote Ottawa's Housing Action Plan so that employees and the public can be made aware of the City's strategic direction on housing and track the City's progress.
8. Direct that as part of the City's Economic Development Strategy and Action Plan, staff develop a comprehensive downtown revitalization toolkit to enable a vibrant downtown economy; and
 - a. That this toolkit explore and consider the following actions:
 - That the office-to-residential conversion incentive program be extended beyond the pilot program set to expire in November 2025, and included conversions to such other uses as hotel, commercial, cultural, entertainment or institutional.
 - The development of a process to review and approve conversions with consideration given to expedited permitting, technical support, and any other measures that would more quickly bring existing vacant or converted buildings into use.
 - The implementation of a Municipal Service Corporation model as currently being explored by the Province, Local Improvement Charges, or other financial instruments that would enable development charges to be spread over time or rolled into taxes or levies.
 - An expansion of the Centretown Façade Improvement Grant Pilot Program or similar type program focused on public realm enhancements (such as lighting, signage, accessibility upgrades, patios, greenery, etc.) to the

broader downtown transect, including the ByWard Market, in support of the 200th Anniversary.

- **Any other relevant measures or actions.**
 - b. **That in developing this toolkit, City staff work with Councillors representing wards in the downtown area to engage in consultations with local communities to ensure that the toolkit is well-designed to meet local needs; and**
 - c. **That staff report back to Council on a proposal for the toolkit as part of the Economic Development Strategy and Action Plan reporting in Q1 2026.**
9. **Direct that the City continue to focus on seniors as a priority group in the updated 10-Year Housing and Homelessness Plan 2025-2035; and**
- a. **That staff be directed to work with the Housing and Homelessness Leadership Table to address low-income seniors' housing needs in the 10-Year Housing and Homelessness Plan workplan; and**
 - b. **That staff report back to Council on seniors' specific metrics (as available) as part of the annual 10-Year Housing and Homelessness Plan progress report; and**
 - c. **That staff engage with senior levels of government to outline needs for low-income seniors housing including new development, housing benefits and other ancillary housing stability supports; and**
 - d. **That Community and Social Services continue to align efforts to support seniors through the Older Adult Plan and the 10-Year Housing and Homelessness Plan; and**
 - e. **That, as part of Action 1 of the Housing Acceleration Plan, staff continue to review site specific options to allow for**

zoning conditions, if not already permitted, for residential developments that are oriented to serve the needs of seniors.

Recommandation(s) du Comité telles que modifiées

Que le Conseil:

1. Reçoive le rapport du Groupe de travail sur l'innovation en matière de logement, annexé dans le document 1, à titre d'information;
2. Approuve le plan d'accélération de création de logements, annexé dans le document 2 et décrit dans le présent rapport;
3. Approuve les recommandations suivantes afin de permettre la mise en œuvre du plan d'accélération de création de logements:
 - a. Modifier la mesure 21 par une réduction des redevances pour avantages communautaires (RAC) de 4 % à 2 % de la valeur foncière pour une période de 5 ans à partir de la date d'approbation de la demande, et par une pareille réduction à 1 % dans les zones de grande station de transport en commun, et recalculer les redevances déjà perçues à 2 % (ou à 1 % pour les zones de grande station de transport en commun) en vue d'un remboursement de la différence au requérant.
 - b. Autoriser le personnel à rembourser les fonds perçus à ce jour en vertu du Règlement sur les redevances communautaires comme suit:
 - i. Que les projets déjà approuvés soient admissibles à un taux réduit jusqu'au 31 décembre 2028, ou jusqu'à 5 ans après la date d'approbation si la fin de cette période arrive plus tard; et
 - ii. Que le Règlement municipal sur les redevances pour avantages communautaires soit modifié aussi rapidement que possible pour que ces changements prennent effet; et

- iii. Que les projets cessent d'être admissibles au taux réduit après le 31 décembre 2028, c'est-à-dire que soient exclus les projets approuvés après cette date; et
 - iv. Que le personnel présente une version révisée de la liste des projets d'immobilisations au Conseil d'ici la fin du le quatrième trimestre de 2025; et
 - v. Qu'il soit demandé au personnel de présenter au Conseil, au quatrième trimestre de 2026, une évaluation de l'efficacité du taux réduit des RAC afin de lui permettre de réviser ou de modifier la politique et la stratégie globale relative aux RAC.
- c. Indiquer au personnel que le paiement des redevances d'aménagement de la municipalité est exigible dès la délivrance du premier permis d'occupation, limité aux occupations résidentielles, et qu'il n'y a aucun intérêt pendant 18 mois, ou jusqu'à la mise en œuvre de la réglementation du projet de loi 17 du gouvernement provincial si cet événement survient avant la fin des 18 mois; et
- i. Qu'il soit demandé au personnel municipal de présenter un rapport au Conseil recommandant des modifications visant à réduire les redevances d'aménagement, jusqu'à concurrence de 100 %, si la Ville reçoit des fonds des autres ordres de gouvernement; et
 - ii. Que toute réduction des redevances d'aménagement soit conditionnelle à un engagement financier des autres ordres de gouvernement équivalant à ladite réduction, afin que la municipalité ne subisse aucune perte et n'ait pas à réduire les investissements envisagés dans son étude préliminaire sur les redevances d'aménagement; et

- iii. Qu'il soit demandé au personnel de travailler directement avec le Bureau du maire pour collaborer avec les partenaires fédéral et provincial sur les points susmentionnés.
- d. Demander au personnel d'examiner les options visant à prolonger les exemptions en vigueur pour les projets d'aménagement comprenant jusqu'à 10 logements et de faire rapport au Comité de la planification et du logement avec les recommandations proposées visant à modifier le Règlement n° 2014-256 sur le plan d'implantation, tel qu'il est décrit dans le présent rapport;
- e. Reporter les augmentations prévues des droits du Code du bâtiment propres aux occupations résidentielles, qui seront comprises dans le budget préliminaire de fonctionnement de 2026;
- f. Demander au personnel des Services de planification, d'aménagement et du bâtiment de modifier les critères d'admissibilité dans le cadre du *Programme de remboursement des redevances d'aménagement pour les organismes de bienfaisance ou sans but lucratif* afin d'inclure les droits de permis d'aménagement et de construction pour les projets de logements abordables à but non lucratif et déléguer la mise en œuvre de ces exonérations de frais au personnel;
- g. Demander au personnel d'examiner et de mettre en œuvre les modèles de construction préétablis, élaborés et utilisés par d'autres villes en Ontario afin de permettre la délivrance accélérée de permis de construire;
- h. Mettre à jour la Politique priorisant les terrains à vocation de parc, le Règlement municipal sur la délégation des pouvoirs et le Règlement visant les terrains réservés à la création de parcs afin de transférer l'autorité des Services des loisirs, de la culture et des installations (SLCI) aux Services de la planification, de l'aménagement et du bâtiment (SPAB) afin de refléter les

aruments de personnel et les pouvoirs décrits dans le présent rapport;

- i. En vertu de l'article 3 (4) du Règlement municipal n° 2022-280 (affectation de terrains à la création de parcs), le Conseil municipal renonce à l'obligation de dédier des terrains affectés à la création de parcs pendant une période de 18 mois pour les « conversions de bureaux en logements » et les « petits aménagements ou les aménagements adaptatifs »;**
- j. Malgré les articles 3 (5) et 4 (3) du Règlement municipal 2022-280 (affectation de terrains à la création de parcs), le Conseil autorise temporairement la perception des frais relatifs aux terrains à vocation de parc au moment de l'occupation pendant 18 mois plutôt qu'au moment de l'obtention des permis de construire ou de l'approbation du lotissement;**
- k. Malgré l'article 4, tableau 1, du Règlement 2022-280 (terrains réservés à la création de parcs), le Conseil autorise temporairement de réduire à 5 % pendant 18 mois les frais relatifs aux terrains à vocation de parc pour tous les projets de moins de 20 logements dans les plans de lotissement datant d'avant 2001 qui sont situés dans la ceinture verte;**
- l. Entreprendre un examen des pouvoirs délégués et du mandat du Comité de dérogation et faire rapport au Conseil d'ici le quatrième trimestre de 2026;**
- m. Élaborer une stratégie visant à entreprendre un examen complet des plans secondaires et faire rapport au Conseil d'ici la fin du premier trimestre de 2026;**
- n. Entreprendre un examen complet des Lignes directrices de l'esthétique urbaine et faire rapport au Conseil d'ici la fin du quatrième trimestre de 2026;**
- o. Entreprendre un examen de la Politique d'étude des demandes d'aménagement (renseignements et documents pour les**

demandes d'aménagement (Règlement n° 2023-297) et faire rapport au Conseil d'ici la fin du premier trimestre 2026.

- p. Informer pleinement et consulter la conseillère ou le conseiller de quartier lorsque des propriétés sont concernées par des projets, comme ceux envisagés dans les mesures 29, 38, 42 et d'autres projets préparatoires similaires du Plan d'accélération de la création de logements.
- q. Demander au personnel de fournir au Conseil des renseignements sur la méthodologie de Bloomberg d'ici la fin du quatrième trimestre de 2025, puis des données plus exhaustives sur l'efficacité des mesures financières en mai 2026, soit au moment de lui rendre compte de la mise en œuvre, et de lui présenter les résultats complets ainsi que le cadre de mesure associé au Plan d'accélération de la création de logements en même que les données demandées pour mai 2026.
 - i. Qu'un rapport détaillant le rendement associé à chaque indicateur du cadre de mesure soit soumis pour délibération lors d'une réunion conjointe du Comité des finances et des services organisationnels et du Comité de la planification et du logement au deuxième trimestre de 2027.
- r. Demander au personnel, pour la mise en œuvre de la mesure 29 du Plan d'accélération de la création de logements, d'accélérer le processus visant à déterminer, en concertation avec le Bureau du maire lors de la prochaine phase de la Stratégie foncière municipale, les parcelles appartenant à la Ville qui sont propices à l'aménagement de logements abordables, y compris des logements avec services de soutien, ou d'immeubles à utilisations polyvalentes destinés à des personnes aux revenus variés qui comprennent des logements abordables; et
 - a. Que le personnel recense aussi les occasions de financement à cette fin et évalue les contraintes propres à

chaque parcelle proposée afin d'assurer la viabilité de ces parcelles pour de tels projets; et

- b. Que l'ordre de priorité des parcelles soit établi en fonction de l'existence d'infrastructures de viabilisation, de l'emplacement dans des transects appropriés (la préférence devant être accordée à la Ceinture de verdure), de la proximité aux services transport en commun existants ou planifiés, et de la concordance avec le Plan officiel et les plans secondaires applicables; et
- c. Que la liste des parcelles qui seront choisies lors de la prochaine phase de la Stratégie foncière municipale soit présentée au Conseil à titre d'information au plus tard au quatrième trimestre de 2025.
- s. Demander au personnel, dans le cadre de la mesure 37 du Plan d'accélération de la création de logements, document 2 du rapport, d'examiner le Plan officiel de la Ville et les politiques connexes pour vérifier qu'il n'y a pas d'obstacle indu à l'aménagement de logements abordables; et
 - i. Que le personnel recommande des modifications au Conseil si des obstacles indus sont relevés afin d'accroître la disponibilité des logements abordables.
 - ii. Que les tableaux de bord appropriés de la Ville en matière de logement soient mis à jour par l'intégration de renseignements faciles d'accès sur le secteur du logement abordable, y compris des ensembles de données portant par exemple sur :
 - le parc de logements abordables, y compris la ventilation selon le nombre de chambres par unité;
 - le nombre de logements abordables créés avec l'aide de toutes les sources publiques;

- le montant investi dans les logements abordables par toutes les sources publiques;
 - les calendriers d'aménagement de logements abordables;
 - le loyer actuel d'un logement dit abordable;
 - la longueur de la liste d'attente centralisée et le temps d'attente moyen estimé;
 - l'état général et la santé du secteur du logement abordable.
- iii. Que ces renseignements soient mis à jour régulièrement pour assurer un suivi transparent et la priorisation absolue de l'abordabilité des logements.
4. Demande que le maire, au nom de la Ville d'Ottawa, écrive des lettres aux gouvernements fédéral et provincial, au premier ministre et au ministre du Logement, de l'Infrastructure et des Collectivités, et au ministre des Affaires municipales et du Logement, afin de leur transmettre une copie du présent rapport et de souligner les demandes de soutien formulées à l'intention des deux ordres de gouvernement, notamment un financement durable et prévisible pour les infrastructures, le logement abordable et les transports en commun, le transfert de terrains à coût nul ou réduit pour les projets immobiliers résidentiels, l'amélioration des délais d'approbation environnementale, la suppression de toutes les restrictions interprovinciales en matière de mobilité de la main-d'œuvre, l'augmentation des options pour acquérir une main-d'œuvre locale composée d'ouvriers qualifiés, et la simplification de la certification des professionnels formés à l'étranger;
5. Demande au personnel de continuer à faire appel au Groupe de travail sur l'innovation en matière de logement tout au long de la mise en œuvre du plan d'accélération de création de logements;

6. Demande au personnel de rendre compte des progrès réalisés, d'évaluer l'exhaustivité du plan d'accélération de création de logements par rapport aux conditions actuelles et de proposer des mises à jour si nécessaire d'ici mai 2026.
7. Déclare officiellement son intention de devenir une ville plus favorable au logement;
 - a. Que la directrice générale des Services de la planification, de l'aménagement et du bâtiment veille au déploiement de tous les efforts nécessaires à l'atteinte de cet objectif; et
 - b. Qu'il lui soit donné le soutien nécessaire pour collaborer avec les autres directions générales en vue d'atteindre cet objectif; et
 - c. Que les nouveaux membres du personnel soient informés, lors de leur formation d'intégration, de leur rôle dans l'avancement de l'excellence du service et l'atteinte de cet objectif; et
 - d. Que la directrice générale des Services de la planification, de l'aménagement et du bâtiment rende compte au Conseil des progrès de la Ville en ce qui concerne la culture et le processus d'approbation des demandes d'aménagement; et
 - e. Qu'il soit demandé au personnel d'affiner et d'améliorer le tableau de bord des approbations de logement, là où cela est pertinent, afin de permettre la comparaison des progrès réalisés par Ottawa vers son objectif de devenir une ville plus favorable au logement par rapport au rendement de référence de 2024 relativement aux indicateurs de rendement clés; et
 - f. Qu'il lui soit également demandé de créer une page de renvoi et des produits de communication faisant la promotion du Plan d'action pour le logement d'Ottawa afin que le personnel et le public puissent connaître l'orientation stratégique de la Ville en matière de logement et suivre ses progrès.
8. Demande au personnel d'élaborer, dans le cadre de la Stratégie de

développement économique et du Plan d'action de la Ville, une trousse à outils complète pour la revitalisation du centre-ville afin d'y favoriser une économie dynamique; et

a. Qu'aux fins de la trousse susmentionnée soient explorées et envisagées les mesures suivantes :

- Le prolongement du programme incitatif pilote de conversion de bureaux en logements au-delà de son échéance prévue en novembre 2025, et l'inclusion dans ce programme de conversions vers d'autres usages, par exemple l'hôtelier, le commercial, le culturel, le divertissement ou l'institutionnel;
- L'élaboration d'un processus d'examen et d'approbation des conversions pouvant comprendre l'octroi accéléré de permis, un soutien technique ou toute autre mesure permettant de rendre disponibles à l'usage plus rapidement les bâtiments convertis ou vacants;
- La mise en œuvre d'un modèle de Société de services municipaux, comme celui qui est en cours d'examen par le gouvernement provincial, de redevances d'aménagement local ou de tout autre instrument financier qui permettrait d'échelonner les redevances d'aménagement dans le temps ou de les intégrer aux impôts ou aux prélèvements;
- L'expansion du programme pilote de subventions pour l'amélioration de la façade du centre-ville ou de programmes similaires axés sur l'amélioration du domaine public (comme l'éclairage, la signalisation, l'accessibilité, les terrasses, le verdissement) dans le grand transect du centre-ville, y compris le marché By, à l'occasion du 200^e anniversaire;
- Toute autre mesure pertinente.

- b. Que pendant l'élaboration de cette trousse, le personnel municipal collabore avec les conseillères et conseillers des quartiers du centre-ville pour tenir des consultations avec la communauté afin de veiller à ce que la trousse soit adaptée aux besoins locaux; et
 - c. Que le personnel présente au Conseil une proposition de trousse à outils dans le cadre de ses rapports sur la Stratégie de développement économique et le Plan d'action au premier trimestre de 2026.
9. Que la Ville continue à considérer les personnes âgées comme groupe prioritaire dans la version 2025-2035 du Plan décennal de logement et de lutte contre l'itinérance;
- a. Qu'il soit demandé au personnel de travailler avec la table de leadership sur le logement et l'itinérance pour répondre aux besoins en matière de logement des personnes âgées à faible revenu dans le cadre du plan de travail accompagnant le Plan décennal de logement et de lutte contre l'itinérance; et
 - b. Qu'il présente au Conseil des données sur les indicateurs propres aux personnes âgées (le cas échéant) dans le cadre du rapport sur l'état d'avancement du Plan décennal de logement et de lutte contre l'itinérance; et
 - c. Qu'il collabore avec les ordres de gouvernement supérieurs en vue de déterminer les besoins des personnes âgées à faible revenu en matière de logement, à savoir les nouveaux logements, les allocations de logement et les autres mesures d'aide à la stabilité du logement qui sont nécessaires; et
 - d. Que la Direction générale des services sociaux et communautaires continue de soutenir les personnes âgées par le truchement du Plan relatif aux personnes âgées et du Plan décennal de logement et de lutte contre l'itinérance; et

- e. Que le personnel continue, dans le cadre de la mesure 1 du Plan d'accélération de la création de logements, d'évaluer les options propres à chaque parcelle afin d'autoriser les conditions de zonage qui permettront d'y construire des logements répondant aux besoins des personnes âgées.

For the Information of Council

Direction to Staff (Councillor J. Leiper)

That staff undertake engagement with the Federation of Citizens' Associations (FCA) once this matter is considered by Council on implementation of the Housing Acceleration Plan.

Pour l'information du conseil municipal

Instructions Au Personnel (Conseiller J. Leiper)

Que le personnel consulte la Fédération des associations civiques au sujet de la mise en œuvre du Plan d'accélération de la création de logements, une fois ce point examiné par le Conseil.

Documentation/Documentation

1. Extract of draft Minutes, Joint Meeting of the Finance and Corporate Services Committee and Planning and Housing Committee, October 1, 2025.

Extrait de l'ébauche du procès-verbal, Réunion conjointe du Comité des finances et des services organisationnels et Comité de la planification et du logement, le 1 octobre 2025.

2. General Manger's report, Strategic Initiatives Department, dated September 19, 2025 (ACS2025-SI-SPO-0002)

Rapport de la Directrice Générale, Direction générale des initiatives stratégiques, daté le 19 septembre 2025 (ACS2025-SI-SPO-0002)

**Finance and Corporate Service
Committee and Planning and
Housing Committee
Joint Report 3
October 8, 2025**

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**Comité des finances et des services
organisationnels et le comité de la
planification et du logement
Rapport conjoint 3
le 8 octobre 2025**

**Extract of Draft Minutes 3
Finance and Corporate Service
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**Extrait de l'ébauche du procès-verbal 3
Comité des finances et des services
organisationnels et le comité de la
planification et du logement
le 1 octobre 2025**

Housing Innovation Task Force Report and Housing Acceleration Plan

File No. ACS2025-SI-SPO-0002 – City-wide

Staff provided an overview of the report and recommendations, and a copy of the slide presentation is filed with the Office of the City Clerk.

Staff in attendance to present and answer questions, included:

- Wendy Stephanson, City Manager
- Debbie Stewart, General Manager, Strategic Initiatives
- Will McDonald, Director, Strategic Projects Office, Strategic Initiatives
- Marcia Wallace, General Manager, Planning, Development and Building Services
- Caitlin Salter MacDonald, City Clerk
- Dan Chenier, General Manager, Recreation, Cultural and Facility Services
- Tammy Rose, General Manager, Infrastructure and Water Services
- Isabelle Jasmin, Deputy City Treasurer Corporate Finance
- Stuart Huxley, City Solicitor, Legal Services

The Committee then heard from the following public delegations:

1. Tara Dinsmore, Canada Lands Company
2. Dean Tester, testerdigital
3. Melissa Cote, Taggart
4. Murray Chown, Novatech
5. Aidan Kallioinen, Carleton University Students' Association
6. Chike Agbasi and Paul Czan, OREB
7. Kaite Burkholder Harris, Alliance to End Homelessness
8. John Dickie, Eastern Ontario Landowners Organization
9. Jason Burggraaf, GOHBA
10. Cliff Youdale, Ottawa Community Housing
11. Mark MacAuley, Salus
12. Catherine Boucher, Dalhousie Community Association
13. Miguel Tremblay, Fotenn
14. Brandon Bay, Make Housing Affordable

Following discussions and questions of staff, the Joint Committee carried the report recommendations as amended by Motions Nos. FCS-PHC 2025 03-01 – 09 including a direction to staff from Chair Leiper.

Councillor Menard dissented on recommendation 3 a, b and c as amended.

Direction to Staff (Councillor J. Leiper)

That staff undertake engagement with the Federation of Citizens' Associations (FCA) once this matter is considered by Council on implementation of the Housing Acceleration Plan.

Report recommendation(s)

**That the joint Finance and Corporate Services and Planning and
Housing Committee recommend Council:**

- 1. Receive the Housing Innovation Task Force's report, attached as Document 1, for information.**
- 2. Approve the Housing Acceleration Plan, attached as Document 2, and described in this report.**
- 3. Approve the following recommendations to enable the implementation of the Housing Acceleration Plan:**
 - a. Suspend the use of the Community Benefits Charges By-law No 2022-307 for five (5) years from application approval to support housing starts.**
 - b. Authorize staff to return the funds collected to date under the Community Benefits Charge By-law**
 - c. Direct Staff that the payment of municipal development charges is due by the issuance of the first occupancy permit, limited to residential occupancies.**
 - d. Direct staff to review options to extend exemptions currently in place for developments of up to 10 units and report back to Planning and Housing Committee with proposed recommendations to amend the Site Plan Control By-law No. 2014-256, as described in this report.**
 - e. Defer the Building Code fee scheduled increases specific to Residential Occupancies, to be included in the 2026 Draft Operating Budget.**
 - f. Direct staff in the Planning, Development and Building Services, to amend the criteria for eligibility under the Reimbursement Program for Development-Related Fees for Charitable or Non-Profit Organizations, to include site plan**

planning and building permit fees for non-profit affordable housing projects, and delegate the implementation of these fee waivers to staff.

- g. Direct staff to review and implement pre-set building designs, developed and in use by others in Ontario, to allow for expedited building permits.**
- h. Update the Parkland First Policy, Delegation of Authority By-law and Parkland Dedication By-law to transfer authority from Recreation, Cultural and Facilities Services Department to the Planning, Development and Building Services Department to reflect staff changes and authorities outlined in this report.**
- i. Under section 3 (4) of By-law 2022-280 (Parkland Dedication) Council will waive the requirement for parkland dedication for a period of 18 months for “Office building conversion to residential apartments” and “small or adaptive developments”.**
- j. Despite section 3 (5) and 4 (3) of Bylaw 2022-280 (Parkland Dedication) Council will temporarily allow for the collection of Cash-in-Lieu of Parkland charges at occupancy, for 18-months, rather than building permit or subdivision approval.**
- k. Despite section 4 (4), Table 1, of Bylaw 2022-280 (Parkland Dedication) Council will temporarily allow Cash-in-Lieu of Parkland charges to be reduced to 5 per cent for 18-months for all projects less than 20 units in plans of subdivision prior to 2001 within the greenbelt.**
- l. Undertake a review of the delegated authority and Terms of Reference for the Committee of Adjustment and report back to Council by Q4, 2026**

- m. Develop a strategy to undertake a comprehensive review of Secondary Plans and report back to Council by end of Q1 2026**
 - n. Undertake a comprehensive review of the Urban Design guidelines and report back to Council by end of Q4 2026**
 - o. Undertake a review of the Development Application Study Policy (Information and Materials for Planning Applications (By-Law No. 2023-297) and report back to Council by end of Q1 2026**
- 4. Direct the Mayor, on behalf of the City of Ottawa, write letters to the Federal and Provincial governments, the Prime Minister and the Minister of Housing, Infrastructure and Communities, and the Premier and the Minister of Municipal Affairs and Housing, to share a copy of this report and highlight the calls for support identified for both levels of government as outlined, including: sustainable and predictable funding for infrastructure, affordable housing, and transit, the transfer of land at no or low cost for residential development, improved environmental approval timelines, the removal of all interprovincial labour mobility restrictions, increased options for developing a local workforce of skilled trades**
 - 5. Direct staff to continue to engage the Housing Innovation Task Force throughout the implementation of the Housing Acceleration Plan.**
 - 6. Direct staff to report back on progress, assess the comprehensiveness of the Housing Acceleration Plan against current conditions, and propose updates as needed by May 2026.**

Carried with Councillor Menard dissenting on recommendation 3 a, b and c as amended

Carried as amended

Amendment:

Motion No. FCSC-PHC 2025-03-01

Moved by L. Johnson

WHEREAS Community Benefit Charges (CBCs) are a relatively new mechanism, having been introduced in 2022 to replace former Section 37 density bonusing provisions of the *Planning Act*; and

WHEREAS the intention of leveraging CBCs was to ensure that sufficient public value was captured when 10 or more residential units were created at a height of 5 or more storeys, thereby improving social permissibility of increased density; and

WHEREAS in Ottawa, CBCs are charged at 4% of the value of the land; and

WHEREAS the Housing Innovation Task Force recommended a five-year suspension of Community Benefits Charges, as outlined in Document 1 of the Housing Task Force and Housing Acceleration Plan Report ACS2025-SI-SPO-0002; and

WHEREAS Community Benefits Charges pay for improvements in neighbourhoods such as community facilities, traffic calming, public realm enhancements and more; and

WHEREAS many older neighbourhoods in Ottawa do not have up-to-date amenities that are common in newer communities; and

WHEREAS increased housing and population density will put pressure on amenities in existing communities; and

WHEREAS increasing populations will require improving, updating, and building new amenities to support those communities; and

WHEREAS if Community Benefits Charges are not available, other City funds will be required to implement community improvements.

THEREFORE BE IT RESOLVED that, Action 21 be amended to read as follows:

Reduce Community Benefit Charges (CBCs) from 4% to 2% of the land value cost for a period of 5 years from the date of application approval. Within Major Transit Station Areas (MTSAs), CBCs shall be further reduced to 1% of land value cost. Funds that have already been collected shall be recalculated to 2% (or 1% within MTSAs) with remaining funds to be returned to the applicant.

Projects already approved shall be eligible for a discounted rate until either December 31, 2028 or 5 years from when the proponent received approval, whichever is later.

BE IT FURTHER RESOLVED that the Community Benefit Charges By-law be amended as soon as practicable to bring these changes into force; and

BE IT FURTHER RESOLVED that the intake for discount-eligible projects shall sunset on December 31, 2028, meaning that projects approved after that date will be ineligible for the discount; and

BE IT FURTHER RESOLVED that staff report back to Council on a revised capital project list by the end of Q4 2025; and

BE IT FURTHER RESOLVED that staff be directed to provide information to Council in Q4 2026 assessing the efficacy of the CBC discounted rate, offering Council the opportunity to review or amend the policy and overall CBC strategy.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-02

Moved by M. Sutcliffe

WHEREAS Canada is in a housing crisis that is largely linked to a lack of supply relative to demand; and

WHEREAS the Housing Innovation Task Force identified costs imposed by the municipality as a major barrier to housing development; and

WHEREAS development charges are a major component of those costs; and

WHEREAS development charges are particularly prohibitive on developing certain typologies of housing, such as rooming houses, where development charges are levied on a per-room basis; and

WHEREAS cutting development charges would spur housing development, but without commensurate matching funds from higher orders of government, may lead to a significant infrastructure deficit; and

WHEREAS the City of Ottawa's development charges and other fees on development are generally lower than those of many other peer municipalities, including those who have recently lowered their development charges; and

WHEREAS the federal government has committed to reducing development charges while making municipalities whole in the process; and

WHEREAS on June 26, the Region of Peel cut development charges due to commitments from Municipal Affairs and Housing Minister Rob Flack to leverage the Building Ontario Fund to offset revenues lost from the development charge reduction; and

WHEREAS the Province, through Bill 17, has granted municipalities permission to reduce development charges for any reason without updating relevant background studies; and

WHEREAS the federal government's Build Canada Homes agency seeks to leverage public lands for housing, particularly affordable housing; and

WHEREAS due to the amount of federal lands within the city, Ottawa is particularly well placed to explore this opportunity;

THEREFORE BE IT RESOLVED that Report Recommendation 3c in the Housing Innovation Task Force and Housing Acceleration Plan Report ASC2025-SI-SPO-002, and Action 22 in Document 2, be amended to read as follows:

Direct Staff that the payment of municipal development charge is due by the issuance of the first occupancy permit, limited to residential occupancies, and on an interest-free basis for 18 - months or until the Provincial Bill 17 regulations are implemented, whichever occurs first.

BE IT FURTHER RESOLVED that City staff be directed to bring forward a Report to Council with recommended amendments to reduce development charges if the City receives funding from higher orders of government, up to a 100% elimination on development charges; and

BE IT FURTHER RESOLVED that any reduction in Development Charges be conditional on a funding commitment equivalent to the reduction from higher orders of government so that the municipality remains fully whole with no reduction of investment into items on the City's Development Charge Background Study; and

BE IT FURTHER RESOLVED that staff be directed to work directly with the Mayor's Office to engage with Federal and Provincial partners on the above resolutions.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-03

Moved by J. Leiper

WHEREAS multiple recommended action items, including action items 29, 38, 42 and others, in Report ACS2025-SI-SPO-0002 authorize staff to commence planning, preparation and other work in connection with readying municipal and other properties for the construction of housing; and

WHEREAS the action items do not refer to specific properties that would be the subject of these actions; and

WHEREAS it is in the public interest to ensure that there is transparency that the City is planning for and preparing sites for residential development.

THEREFORE BE IT RESOVLED that the local ward councillor be made fully aware and consulted when properties that are the subject of actions, such as those contemplated in action 29, 38, 42 and similar preparatory actions contained in the Housing Acceleration Plan are undertaken.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-04

Moved by L. Johnson

WHEREAS the development industry has requested a five-year suspension of Community Benefits Charges; and

WHEREAS the Housing Innovation Task Force Report and Housing Acceleration Plan (ACS2025-SI-SPO-0002) has recommended Council suspend the use of the Community Benefits Charge By-Law

for 5 years direct staff to return funds collected to date and these policies come into effect immediately upon adoption by Council; and

WHEREAS the Housing Innovation Task Force Report and Housing Acceleration Plan (ACS2025-SI-SPO-0002) recommends Council direct staff defer the Building Code fee increases specific to Residential Occupancies, to be included in the 2026 Draft Operating Budget; and

WHEREAS the Housing Innovation Task Force Report and Housing Acceleration Plan (ACS2025-SI-SPO-0002) recommends that staff be directed to report back on progress by May 2026; and

WHEREAS staff have been working with Bloomberg Associates and a sub-group of the Task Force to explore what makes a housing project financially viable through the creation of an Ottawa-specific model that will allow for testing scenarios, based on housing typology

THEREFORE BE IT RESOLVED that staff provide information on the Bloomberg methodology to Council by end of Q4 2025, with more fulsome reporting on the effectiveness of the financial measures in May 2026 at the time of reporting back to Council on implementation and that staff provide the full results and measurement framework for the Housing Acceleration Plan concurrent to the report back in May 2026.

BE IT FURTHER RESOLVED that a report detailing the performance of each metric against the measurement framework be brought back for deliberation at a Joint Meeting of Finance and Corporate Services and Planning and Housing Committee in Q2 2027.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-05

Moved by C. Curry

Moved on behalf of Councillor M. Carr.

WHEREAS Ottawa is in a housing affordability crisis; and

WHEREAS one of the core objectives of the Housing Acceleration Plan is to consolidate and strengthen capacity for affordable (including supportive) housing development, including through the strategic use of public lands; and

WHEREAS another objective seeks to unlock urban intensification and transit-oriented development; and

WHEREAS the City has previously assessed its inventory of public lands to determine which lands are the ideal candidates for this kind of development; and

WHEREAS by focusing on a shorter list of sites with short- and medium-term potential, design and site preparation can be advanced more quickly; and

WHEREAS accelerating the development of public lands is extremely beneficial to the affordable housing sector and well within the municipal remit; and

WHEREAS acting quickly may position Ottawa to benefit from early rounds of project funding from the federal government's Build Canada Homes agency.

THEREFORE BE IT RESOLVED that, as part of the implementation of Action Item 29 of the Housing Acceleration Plan, staff be directed to expedite the work to identify additional municipally-owned parcels in the next phase of the Municipal Land Strategy, in consultation with the Mayor's Office, that are suitable for affordable housing development, including supportive housing, or for mixed-use, mixed-income developments that include affordable housing; and

BE IT FURTHER RESOLVED that staff also identify any associated funding opportunities and provide an assessment of site-specific constraints to ensure the viability of the proposed parcels for development; and

BE IT FURTHER RESOLVED that the identified parcels be prioritized based on the availability of servicing infrastructure, location within appropriate transects (with a preference for sites inside the Greenbelt), proximity to existing or planned transit service, and alignment with the Official Plan and applicable secondary plans; and

BE IT FURTHER RESOLVED that a shortlist of candidate parcels identified through the next round of the Municipal Land Strategy be brought forward to Council for information no later than the end of Q4 2025.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-06

Moved by M. Sutcliffe

WHEREAS if Ottawa is to become a more housing-friendly City, the City government must play a stronger role in catalyzing affordable housing development; and

WHEREAS key objective 4 of the Housing Acceleration Plan seeks to “consolidate and strengthen capacity for Affordable Housing development;” and

WHEREAS a Council strategic priority is “a city that has affordable housing and is more liveable for all;” and

WHEREAS the matters contemplated through the Housing Innovation Task Force Report and Housing Acceleration Plan will

significantly strengthen Ottawa's approach to enabling affordability, attainability, and accessibility in the housing sector; and

WHEREAS more can be done to ensure that affordable housing development is properly prioritized.

THEREFORE BE IT RESOLVED that, as part of Housing Acceleration Plan action Item 37, in Document 2 of the Report, staff be directed to review the City's Official Plan and related policies to ensure there are no unintended barriers to affordable housing; and

BE IT FURTHER RESOLVED that, if unintended barriers are identified, staff return to Council with suggested amendments to strengthen the availability of affordable housing.

BE IT FURTHER RESOLVED that the appropriate City housing dashboards be updated to provide readily available information pertaining to the affordable housing sector, considering inclusion of data sets such as:

- The stock of affordable units, including a breakdown based on the number of bedrooms associated with those units
- The number of affordable units created from all public sources
- The amount of investment into affordable housing from all public sources
- The timelines associated with affordable housing development
- The current dollar amount that is deemed "affordable"
- Centralized waitlist length and estimated average wait time
- The overall state and health of the affordable housing sector

BE IT FURTHER RESOLVED that this information be updated regularly to ensure that housing affordability is transparently tracked and fully prioritized.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-07

Moved by M. Sutcliffe

WHEREAS the recommendations of the Housing Innovation Task Force, the Housing Acceleration Plan, and ongoing initiatives of the City of Ottawa (including the new Zoning By-law) when combined represent Ottawa's Housing Action Plan; and

WHEREAS this plan may well be the most ambitious housing plan ever advanced by a Canadian municipality; and

WHEREAS residents deserve to be fully informed about the full spectrum of effort being undertaken by this term of Council to address the housing crisis; and

WHEREAS Ottawa's professional City staff do their utmost to make sure new homes are safe, that they fit within their communities, and that any development prioritizes the public over developers; and

WHEREAS notwithstanding the dedication and professionalism of Ottawa City staff, the staff report responding to the Housing Innovation Task Force recommendations establishes that a change in culture is necessary to address the housing crisis; and

WHEREAS Ottawa is counting on City staff's skills and experience to help address the housing crisis; and

WHEREAS City staff would benefit from the clear support and encouragement of Council as they undertake a cultural change respecting housing; and

WHEREAS the City Manager has assigned the accountability to the General Manager of Planning, Development and Building Services, as the executive sponsor, responsible for advancing this goal.

THEREFORE BE IT RESOLVED that Ottawa City Council officially declare its intention to become a more housing-friendly City; and

BE IT FURTHER RESOLVED that the General Manager of Planning, Development, and Building Services ensure that every effort is made to accomplish this goal; and

BE IT FURTHER RESOLEVD that the General Manager of Planning, Development, and Building Services is provided with support to work across departments to accomplish this goal; and

BE IT FURTHER RESOLVED that when new employees are onboarded, they are given as part of their orientation training a briefing on what their role is with respect to advancing service excellence and accomplishing this goal; and

BE IT FURTHER RESOLVED that the General Manager of Planning, Development, and Building Services report back to Council on the City's progress in evolving the development approvals process and culture; and

BE IT FURTHER RESOLVED that staff be directed to refine and enhance the Housing Approval Dashboard where appropriate to compare Ottawa's progress toward becoming a more housing-friendly city against a benchmark of the City's 2024 performance on key performance indicators; and

BE IT FURTHER RESOLVED that staff be directed to create a landing page and communications products that promote Ottawa's Housing Action Plan so that employees and the public can be made aware of the City's strategic direction on housing and track the City's progress.

Carried

**Amendment:
Motion No. FCSC-PHC 2025-03-08**

Moved by M. Sutcliffe

WHEREAS Objective 5 of the Housing Acceleration Plan seeks to “Unlock Urban Intensification and Transit Oriented Development,” particularly through “rebalancing uses in downtown, particularly the central business district, by enabling more residential;” and

WHEREAS Action 40 of the Plan directs staff to “Recommend regulatory changes and financial incentives to support downtown revitalization, including through more residential developments downtown and in the Central Business District (CBD);” and

WHEREAS a report titled “A Living Capital: Investing in Downtown Ottawa for a Dynamic Future” created by the Canadian Urban Institute and presented by the Ottawa Board of Trade, sets out clear actions to improve the downtown, stressing that “Ottawa is not viable without a culturally dynamic, safe and economically vibrant downtown;” and

WHEREAS the ByWard Market has experienced significant positive changes in recent years, though significantly more work is yet to be done to fully revitalize the Market ahead of its 200th anniversary; and

WHEREAS direction from Council may help staff consider a range of ideas to help drive improved urban intensification and revitalization.

THEREFORE BE IT RESOLVED that as part of the City’s Economic Development Strategy and Action Plan, staff develop a comprehensive downtown revitalization toolkit to enable a vibrant downtown economy; and

BE IT FURTHER RESOLVED that this toolkit explore and consider the following actions:

- **That the office-to-residential conversion incentive program be extended beyond the pilot program set to expire in November 2025, and included conversions to such other uses as hotel, commercial, cultural, entertainment or institutional.**

- **The development of a process to review and approve conversions with consideration given to expedited permitting, technical support, and any other measures that would more quickly bring existing vacant or converted buildings into use.**
- **The implementation of a Municipal Service Corporation model as currently being explored by the Province, Local Improvement Charges, or other financial instruments that would enable development charges to be spread over time or rolled into taxes or levies.**
- **An expansion of the Centretown Façade Improvement Grant Pilot Program or similar type program focused on public realm enhancements (such as lighting, signage, accessibility upgrades, patios, greenery, etc.) to the broader downtown transect, including the ByWard Market, in support of the 200th Anniversary.**
- **Any other relevant measures or actions.**

BE IT FURTHER RESOLVED that in developing this toolkit, City staff work with Councillors representing wards in the downtown area to engage in consultations with local communities to ensure that the toolkit is well-designed to meet local needs; and

BE IT FURTHER RESOLVED that staff report back to Council on a proposal for the toolkit as part of the Economic Development Strategy and Action Plan reporting in Q1 2026.

Carried

Amendment:

Motion No. FCSC-PHC 2025-03-09

Moved by M. Sutcliffe

WHEREAS the cost of rental housing in Ottawa has increased by 27.3% since 2019; and

WHEREAS over that same period, house prices have increased by roughly 50%; and

WHEREAS in the case of seniors, income and availability of housing can combine to limit seniors' ability to downsize or otherwise move to housing that can more appropriately match their needs and lifestyles; and

WHEREAS in addition to not meeting the needs of seniors, this lack of housing mobility contributes to inefficient supply allocation, reduced economic activity, and an unbalanced market; and

WHEREAS the population of Ontarians who are 80 years of age or older is expected to double in Ontario over the next 15 years; and

WHEREAS Ottawa is expected to grow at a faster rate than most of the rest of the province, including with respect to its population of seniors; and

WHEREAS this segment of the population often requires more accessibility features than standard housing units provide and this needs to be taken into consideration when building; and

WHEREAS the City's Official Plan identifies housing needs, including retirement homes and long-term care facilities and the final draft of the new Zoning By-law recommends intensification in urban centers and transit hubs, to allow for greater height and unit count;

THEREFORE BE IT RESOLVED that, the City continue to focus on seniors as a priority group in the updated 10-Year Housing and Homelessness Plan 2025-2035; and

BE IT FURTHER RESOLVED that staff be directed to work with the Housing and Homelessness Leadership Table to address low-income

**seniors' housing needs in the 10-Year Housing and Homelessness
Plan workplan; and**

**BE IT FURTHER RESOLVED that staff report back to Council on
seniors' specific metrics (as available) as part of the annual 10-Year
Housing and Homelessness Plan progress report; and**

**BE IT FURTHER RESOLVED that staff engage with senior levels of
government to outline needs for low-income seniors housing
including new development, housing benefits and other ancillary
housing stability supports; and**

**BE IT FURTHER RESOLVED that Community and Social Services
continue to align efforts to support seniors through the Older Adult
Plan and the 10-Year Housing and Homelessness Plan; and**

**BE IT FURTHER RESOLVED that, as part of Action 1 of the Housing
Acceleration Plan, staff continue to review site specific options to
allow for zoning conditions, if not already permitted, for residential
developments that are oriented to serve the needs of seniors.**

Carried