

2. 2025 Affordable Housing Capital Strategy and Update

**Stratégie et compte rendu : investissement pour le logement abordable
2025**

Committee recommendation(s)

That Council:

- 1. Delegate authority to the Interim Director, Housing Solutions and Investment Services (HSIS), to allocate 2025-2026 Ontario Priorities Housing Initiative (OPHI) funds, and any additional funding that becomes available in 2026, to either a contingency budget to support non-profit, affordable and supportive housing projects that require additional funding, or to cover non-exempt City fees and charges, or to projects selected from the Non-profit Affordable Housing Pipeline (Document 1), and to any other projects that receive, or will receive, pre-development funding and that may be added to the Pipeline list in accordance with the selection criteria outlined in the 2024 Affordable Housing Capital Strategy and Update report.**
- 2. Approve a final extension up to March 31, 2026, based on the conditions set out in the report, of the short-term interest-free repayable loan of \$606,075 to the African Canadian Association of Ottawa (ACAO) that was provided through the 2021 Capital Plan for their project at 881-883 Pinecrest Road and delegate authority to the Interim Director, HSIS, to convert a portion of the short-term loan to a conditional contribution, if conditions set out in the report are satisfied.**

Recommandation(s) du comité

Que le Conseil :

- 1. Délègue à la directrice par intérim, Solutions de logement et Investissements, le pouvoir d'allouer les fonds de l'Initiative liée aux priorités de l'Ontario en matière de logement pour 2025-2026 ainsi que tout autre financement disponible en 2026 à un budget réservé aux imprévus afin d'appuyer des projets de logement à but non lucratif, abordable et avec services de soutien qui nécessitent un financement supplémentaire, de couvrir les droits et redevances municipaux non exemptés ou d'appuyer certains projets figurant sur la liste des projets de logement abordable à but non lucratif (document 1), et tout autre projet qui reçoit ou recevra un financement de pré-aménagement et qui pourrait être ajouté à la liste des projets en phase préparatoire conformément aux critères de sélection énoncés dans le rapport Stratégie et compte rendu : Investissement pour le logement abordable de 2025.**
- 2. Approuve une dernière prolongation jusqu'au 31 mars 2026, en fonction des conditions établies dans le présent rapport, du prêt remboursable à court terme sans intérêt de 606 075 \$ accordé à l'Association des Africains Canadiens d'Ottawa (AACO) au titre du Plan d'immobilisations 2021 pour son projet aux 881 et 883, chemin Pinecrest et de déléguer à la directrice par intérim, Service des solutions de logement et investissements, le pouvoir de convertir une partie du prêt à court terme en contribution conditionnelle, si les conditions spécifiées dans le présent rapport sont remplies.**

For the Information of Council

The committee also approved the following direction to staff:

Councillor L. Dudas

That in assessing the potential of land within Park and Ride sites to be utilized for affordable housing, staff are directed to seek to preserve where feasible existing Park & Ride parking capacity and to maintain transit access and commuter parking to support current and future ridership. If there is consideration of the removal or significant reduction of Park & Ride parking or changes in use of the site as a result of a proposed affordable housing project, staff are to engage Council as early as possible in the process.

Pour l'information du Conseil Municipal

Le comité a également approuvé les directives suivantes au personnel :

Conseiller L. Dudas

Que, lors de l'évaluation du potentiel des terrains situés dans les sites de parcs relais en vue de les utiliser à des fins de logement abordable, le personnel est invité à chercher à préserver, dans la mesure du possible, la capacité actuelle de places de stationnement des parcs relais et à maintenir l'accès aux transports en commun ainsi qu'au stationnement pour les navetteurs afin de soutenir l'achalandage actuel et futur. Si l'on envisage la suppression ou la réduction significative de places de stationnement des parcs relais ou des changements dans l'utilisation du site à la suite d'une proposition de projet de logements abordables, le personnel doit impliquer le Conseil dès que possible dans le processus.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, November 19, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 19 novembre 2025

2. President and Chief Executive Officer's report, Build Ottawa, dated November 7, 2025 (ACS2025-SI-HSI-0023)

Rapport de la Secrétaire et chef de l'exploitation, Bâtir Ottawa, daté le 7 novembre 2025 (ACS2025-SI-HSI-0023)

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**Extract of Minutes 57
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**Extrait du procès-verbal 57
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2025 Affordable Housing Capital Strategy and Update

File No. ACS2025-SI-HSI-0023 - City-wide

At the outset, the Chair advised that the committee would consider the “Draft 2026 Operating and Capital Budgets – Planning and Housing Committee” and “2025 Affordable Housing Capital Strategy and Update” concurrently.

Cyril Rogers, General Manager and Chief Financial Officer, Finance and Economic Development (FCSD), Debbie Stewart, General Manager, Strategic Initiatives (SI) and Marcia Wallace, General Manager, Planning, Development and Building Services, (PDBS) presented an overview of the Budget and answered questions from the Committee. Lily Xu, Secretary and Chief Operating Officer of Build Ottawa, SI was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

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

1. Valerie Wright, Age-Friendly Ottawa*
2. Peter Tilley, The Ottawa Mission*

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

Following discussions and questions of staff and delegations, the Committee carried the report recommendations as presented with the following direction to staff:

Direction to Staff (Councillor L. Dudas)

That in assessing the potential of land within Park and Ride sites to be utilized for affordable housing, staff are directed to seek to preserve where feasible existing Park & Ride parking capacity and to maintain transit access and commuter parking to support current and future ridership. If there is consideration of the removal or significant reduction of Park & Ride parking or changes in use of the site as a result of a proposed affordable housing project, staff are to engage Council as early as possible in the process.

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council:

- 1. Delegate authority to the Interim Director, Housing Solutions and Investment Services (HSIS), to allocate 2025-2026 Ontario Priorities Housing Initiative (OPHI) funds, and any additional funding that becomes available in 2026, to either a contingency budget to support non-profit, affordable and supportive housing projects that require additional funding, or to cover non-exempt City fees and charges, or to projects selected from the Non-profit Affordable Housing Pipeline (Document 1), and to any other projects that receive, or will receive, pre-development funding and that may be added to the Pipeline list in accordance with the selection criteria outlined in the 2024 Affordable Housing Capital Strategy and Update report.**
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to the Interim Director, HSIS, to convert a portion of the short-term loan to a conditional contribution, if conditions set out in the report are satisfied.

Carried