



Planning and Housing Committee

Minutes

Meeting #:	57
Date:	Wednesday, November 19, 2025
Time:	9:30 am
Location:	Champlain Room, 110 Laurier Avenue West, and by electronic participation
Present:	Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Theresa Kavanagh, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster
Absent:	Councillor Laine Johnson, Councillor Clarke Kelly, Councillor Catherine Kitts

- Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, November 26, 2025 in Planning and Housing Committee Report 57.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, November 18, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, November 19, 2025.
- Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 Joint FCSC/PHC Minutes 3 – October 1, 2025

Carried

3.2 PHC Minutes 56 – November 5, 2025

Carried

4. Finance and Corporate Services Department

4.1 Draft 2026 Operating and Capital Budgets – Planning and Housing Committee

File No. ACS2025-FCS-FSP-0013 - Citywide

The draft budget was tabled at the Council meeting of November 12, 2025. The Planning and Housing Committee report on the draft budget will be considered by Council at its meeting of December 10, 2025.

At the outset, the Chair advised that Items 4.1 (Draft 2026 Operating and Capital Budgets – Planning and Housing Committee) and 5.2 (2025 Affordable Housing Capital Strategy and Update) will be considered concurrently.

Cyril Rogers, General Manager and Chief Financial Officer, Finance and Economic Development (FCSD), Debbie Stewart, General Manager, Strategic Initiatives (SI) and 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 considered Motions No. PHC 2025-57-01 to 02 as follows:

Report Recommendation(s)

That the Planning and Housing Committee consider the relevant portions of the 2026 Operating and Capital Budgets and make recommendations to Council sitting in Committee of the Whole to be held December 10, 2025.

Carried as amended

Motion No. PHC 2025-57-01

Moved by G. Gower

WHEREAS the 2026 Draft Operating and Capital Budget documents for the Planning and Housing Committee were circulated and published after being tabled at Council on November 12, 2025, which was after the Planning and Housing Committee agenda publication date;

WHEREAS it was discovered that corrections were required in the Planning Committee Draft 2026 Budget documents tabled with Council specific to Planning Services User Fees; and

WHEREAS Finance and Corporate Services has subsequently issued a revised Planning Committee Draft 2025 Budget on November 18, 2025, which includes the following correction:

Service Area - Planning Services:

- English Full Book (Page 15)
- English Condensed Book (Page 15)
- French Condensed Book (Page 20)

Correction/Update:

- As per by law 2024-415 this fee should read: "Review of the Third and Subsequent Engineering Sub-missions" (Examen du

troisième mémoire technique et des mémoires techniques suivants).

BE IT FURTHER RESOLVED that, pursuant to Subsection 89(3) of the Procedure By-law, the Planning and Housing Committee approve that the budget documents, as revised, be added to the Agenda of Wednesday, November 19, 2025.

Carried

Motion No. PHC 2025-57-02

Moved by G. Gower

That Planning and Housing Committee recommend that Council, sitting as Committee of the Whole, approve the Planning and Housing Committee 2026 Draft Operating and Capital Budget as follows:

1. **The Planning, Development and Building Services Department Operating Budget, as follows:**
 - a. **General Manager's Office, and Business and Technical Support Services Operating Resource Requirement (page 2)**
 - b. **Right of Way, Heritage and Urban Design Services:**
 - i. **User Fees (pages 6-10);**
 - ii. **Operating Resource Requirement (page 4-5);**
 - c. **Planning Services:**
 - i. **User Fees (pages 13-19) including revised Page 15;**
 - ii. **Operating Resource Requirement (page 12);**
 - d. **Building Code Services:**
 - i. **User Fees (pages 22-29);**
 - ii. **Operating Resource Requirement (page 21);**
2. **Strategic Initiatives Department, Strategic Housing Projects:**
 - i. **Operating Resource Requirement (page 31);**
 - ii. **User Fees (page 32);**

3. **The Planning Committee Capital Budget (page 33), with individual projects listed on pages 49-51 (Housing Services), and 52-53. (Planning and Development).**

Carried

5. Strategic Initiatives Department

5.1 Build Ottawa 2024 - Annual Report

File No. ACS2025-SI-HSI-0019 - City-wide

Report Recommendation(s)

That Planning and Housing Committee recommend that Council receive the audited financial statements of Build Ottawa for the year 2024 in the Annual Report attached as Document 1.

Received

5.2 2025 Affordable Housing Capital Strategy and Update

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

At the outset, the Chair advised that Items 4.1 (Draft 2026 Operating and Capital Budgets – Planning and Housing Committee) and 5.2 (2025 Affordable Housing Capital Strategy and Update) will be considered concurrently.

Cyril Rogers, General Manager and Chief Financial Officer, Finance and Economic Development (FCSD), Debbie Stewart, General Manager, Strategic Initiatives (SI) and 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.**
- 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.

Carried

6. In Camera Items

There were no *in camera* items.

7. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, December 3, 2025.

The meeting adjourned at 12:10 pm.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair