

**Build Canada Homes Partnership**

**Partenariat avec Maisons Canada**

**Committee Recommendation(s) as amended**

**That Council:**

- 1. Approve the partnership with Build Canada Homes as described in this report.**
  - a. Delegate authority to the General Manager, Strategic Initiatives, to carry out the intent of the foregoing approval including, but not limited to, the negotiation, execution and delivery of such other agreements, documents, instruments, acts and items as are required or deemed necessary or desirable to give full effect to the terms of this report.**
  - b. Direct the General Manager of Planning, Development and Building Services to implement the tailored approval process and permitting process established for projects developed by BCH as part of the partnership, as outlined in this report.**
  - c. Approve an exemption to the definition of ‘affordable housing’ for the purpose of Municipal Housing Facilities designations and associated property tax exemptions for projects undertaken as part of the partnership as described in this report.**
  - d. Approve an exemption to the Municipal Housing Facility provider requirements under the Municipal Housing Facility By-law for projects undertaken as part of the partnership as described in this report.**
  - e. Delegate authority to the Director, Housing Solutions, Real**

**Estate and Investment Services, to conclude negotiations with Build Canada Homes on projects to be supported through the partnership from among the shortlist of projects provided in Document 1.**

- 2. Approve the City contribution of up to \$250 million, through the following actions:**
  - a. Exempt Development Charges for all units developed by BCH as part of the partnership; and**
    - i. Direct Staff to incorporate a discretionary development charge exemption for the sites included in the partnership, applicable only to development types above and beyond the statutory discount for rental housing development and statutory exemptions for affordable and attainable residential units and non-profit housing developments, under the City-wide Development Charge By-law 2024-218, Section 7.**
  - b. Exempt projects developed by BCH as part of the partnership from the collection of Community Benefits Charges By-law No 2022-307**
  - c. Waive the collection of Cash-in-Lieu of Parkland charges under Bylaw 2022-280 (Parkland Dedication) for projects developed by BCH as part of the partnership**
  - d. Waive the collection of building permit fees for projects developed by BCH as part of the partnership, as outlined in this report**
  - e. Eliminate the collection of planning fees as a result of the tailored approval process for projects developed by BCH as part of the partnership, as outlined in this report**
  - f. Grant a property tax exemption for a period of 75 years for the units designated as a Municipal Housing Facility**

developed by BCH as part of the Partnership to support long term affordability of homes, as further described in this report.

3. Direct the General Manager, Planning, Development and Building Services to report back by way of memo to Council in the second quarter of 2026 with a clear engagement strategy aligned with the recently refreshed Public Engagement Strategy principles and approaches.

**Recommandation(s) du Comité telles que modifiées**

Que le Conseil:

1. Approuve le partenariat avec Maisons Canada comme décrit dans le présent rapport.
  - a. Délègue à la directrice générale de la Direction générale des initiatives stratégiques le pouvoir de mettre en œuvre l’approbation susmentionnée, y compris, mais sans s’y limiter, la négociation, la signature et la remise de tous autres accords, documents, instruments, actes et éléments requis ou jugés nécessaires ou souhaitables pour donner pleinement effet aux dispositions du présent rapport.
  - b. Enjoint à la directrice générale de la Direction générale des services de la planification, de l’aménagement et du bâtiment d’instaurer un processus d’approbation et un processus de délivrance de permis sur mesure, établis pour les projets aménagés par Maisons Canada dans le cadre du partenariat, comme décrit dans le présent rapport.
  - c. Approuve une exemption à la définition de « logement abordable » aux fins des désignations des ensembles domiciliaires municipaux et des exemptions d’impôt foncier connexes pour les projets entrepris dans le cadre du

**partenariat comme cela est décrit dans le présent rapport.**

- d. Approuve une exemption aux exigences s'appliquant aux fournisseurs d'ensembles domiciliaires municipaux en vertu du Règlement municipal sur les ensembles domiciliaires pour les projets entrepris dans le cadre du partenariat comme décrit dans le présent rapport.**
  - e. Délègue à la directrice, Services des solutions de logement, de l'immobilier et des investissements le pouvoir de mener des négociations avec Maisons Canada sur des projets appelés à être soutenus dans le cadre du partenariat à partir de la liste de projets présélectionnés fournis dans le document 1.**
- 2. Approuve la contribution de la Ville pouvant atteindre 250 millions de dollars en prenant les mesures suivantes :**
- a. Exempter des redevances d'aménagement pour tous les logements aménagés par Maisons Canada dans le cadre du partenariat;**
    - i. Demande au personnel d'incorporer une exemption de redevances d'aménagement discrétionnaire pour les sites inclus dans le partenariat, qui s'appliquerait uniquement aux types d'aménagement dépassant la réduction prévue par la loi pour l'aménagement de logements locatifs et les exemptions prévues par la loi pour les logements résidentiels et les aménagements domiciliaires sans but lucratif abordables et accessibles, en vertu de l'article 7 du Règlement de la Ville d'Ottawa relatif à l'imposition de redevances d'aménagement (no 2024-218).**
  - b. Exempte les projets aménagés par Maisons Canada, dans le cadre du partenariat, de la perception de redevances pour avantages communautaires en vertu du Règlement municipal sur les redevances pour avantages communautaires (no 2022-307).**

- c. **Supprime la perception des frais relatifs aux terrains à vocation de parc en vertu du Règlement no 2022-280 (terrains réservés à la création de parcs) pour les projets aménagés par Maisons Canada, dans le cadre du partenariat.**
  - d. **Supprime la perception des frais de permis de construire pour les projets aménagés par Maisons Canada dans le cadre du partenariat, comme décrit dans le présent rapport.**
  - e. **Supprime la perception des redevances d'aménagement liées au processus d'approbation sur mesure applicable pour les projets aménagés par Maisons Canada dans le cadre du partenariat, comme décrit dans le présent rapport.**
  - f. **Accorde une exemption d'impôt foncier pour une période de 75 ans pour les logements désignés comme des ensembles domiciliaires municipaux aménagés par Maisons Canada dans le cadre du partenariat visant à garantir l'abordabilité à long terme des logements, comme décrit plus en détail dans le présent rapport.**
3. **Enjoint à la directrice générale de la Direction générale des services de la planification, de l'aménagement et du bâtiment présente au Conseil, au cours du deuxième trimestre de 2026, une note de service contenant une stratégie de participation claire, conforme aux principes et aux approches de la Stratégie de consultation du public récemment actualisée.**

Documentation/Documentation

1. Extract of draft Minutes, Joint Meeting of the Finance and Corporate Services Committee and Planning and Housing Committee, April 10, 2026.

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 10 avril 2026.

2. General Manger's report, Strategic Initiatives Department, dated March 30, 2026 (ACS2026-SI-SPO-0002)

Rapport de la Directrice Générale, Direction générale des initiatives stratégiques, daté le 30 mars 2026 (ACS2026-SI-SPO-0002)

**Finance and Corporate Service  
Committee and Planning and  
Housing Committee  
Joint Report 4  
April 22, 2026**

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**Comité des finances et des services  
organisationnels et le comité de la  
planification et du logement  
Rapport conjoint 4  
le 22 avril 2026**

**Extract of Draft Minutes 4  
Finance and Corporate Service  
Committee and Planning and  
Housing Committee  
April 10, 2026**

**Extrait de l'ébauche du procès-verbal 4  
Comité des finances et des services  
organisationnels et le comité de la  
planification et du logement  
le 10 avril 2026**

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Build Canada Homes Partnership

File No. ACS2026-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 (SI)
- Will McDonald, Director, Strategic Projects Office, SI
- Marcia Wallace, General Manager, Planning, Development and Building Services
- Tammy Rose, General Manager, Infrastructure and Water Services
- Cyril Rogers, General Manager, Finance and Corporate Services (FCS) and Chief Financial Officer
- Isabelle Jasmin, Deputy City Treasurer Corporate Finance, FCS
- Stuart Huxley, City Solicitor, Legal Services
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services
- Kale Brown, Director, Housing, Community and Social Services
- Valesa Faria, Built Canada Homes

The Committee then heard from the following public delegations:

1. Rhys Phillips
2. Tamie Eades, President, Ottawa Real Estate Board (OREB) and Nicole Christy (OREB CEO)
3. Toon Dreessen

The following written submission was received by, and is filed with the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 9, 2026 from Ottawa Cohousing

Following discussions and questions of staff, the Joint Committee carried the report recommendations as amended by Motion No. FCS-PHC 2026 04-01 as follows:

**Report recommendation(s)**

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

- 1. Approve the partnership with Build Canada Homes as described in this report.**
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  - c. Approve an exemption to the definition of 'affordable housing' for the purpose of Municipal Housing Facilities designations and associated**

**property tax exemptions for projects undertaken as part of the partnership as described in this report.**

- d. Approve an exemption to the Municipal Housing Facility provider requirements under the Municipal Housing Facility By-law for projects undertaken as part of the partnership as described in this report.**
  - e. Delegate authority to the Director, Housing Solutions, Real Estate and Investment Services, to conclude negotiations with Build Canada Homes on projects to be supported through the partnership from among the shortlist of projects provided in Document 1.**
- 2. Approve the City contribution of up to \$250 million, through the following actions:**
- a. Exempt Development Charges for all units developed by BCH as part of the partnership; and**
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- e. Eliminate the collection of planning fees as a result of the tailored approval process for projects developed by BCH as part of the partnership, as outlined in this report
- f. Grant a property tax exemption for a period of 75 years for the units designated as a Municipal Housing Facility developed by BCH as part of the Partnership to support long term affordability of homes, as further described in this report.

Carried as amended

**Motion No. FCSC-PHC 2026-04-01**

Moved by L. Johnson

**WHEREAS** the report Build Canada Homes partnership notes that “BCH will not be required to submit an application and associated studies but will provide the equivalent information required to form a municipally initiated planning recommendation for Council. BCH and City staff will jointly complete public consultation to ensure the community understands what is proposed and can provide input before planning decisions are made and site plans are finalized, however it will be completed with a compressed timeline”; and,

**WHEREAS** no details are provided as to how the public will be informed on BCH-related development proposals, in what form input will be solicited or toward what end, or on the timelines for consultation that will be considered appropriate and acceptable;

**THEREFORE BE IT RESOLVED THAT** the General Manager, Planning, Development and Building Services, report back by way of memo to Council in the second quarter of 2026 with a clear engagement strategy aligned with the recently refreshed Public Engagement Strategy principles and approaches.

Carried