

**5. Motion – Councillor L. Dudas – Ottawa Community Housing Corporation -
Alternative Processes to Requests for Proposals**

**Motion – Conseillère L. Dudas – SLCO – Processus substitutifs aux
demandes de propositions**

Committee recommendation(s)

That Council approve that staff be directed to review current processes and policies respecting the allocation of municipal land and resources for affordable housing with the goal of streamlining the City’s approach while maintaining transparency, fairness, and accountability; and

- 1. That, as part of this review, staff consider a range of different models to more efficiently move projects forward, including but not limited to leveraging OCHC as the City’s municipal housing corporation and considering a prequalification mechanism for established sector partnerships and other alternatives to RFP processes.**
- 2. That staff consider how to best recognize the varying scale and capacities of organizations, encourage partnerships, and explore strategic uses of long term land leases and transfers to balance affordability goals with long-term value for taxpayers.**
- 3. That staff be directed to ensure the proposed updates to the processes align with the City’s Procurement By-law, Real Property Disposal Policy, Action Ottawa Guidelines, and applicable legal requirements, and includes recommendations on transparency, fairness, and reporting.**
- 4. That staff work with OCHC to explore ways to more effectively streamline future developments and improve the speed and affordability at which wholly municipally-owned non-market housing is delivered in Ottawa.**
- 5. That a report detailing the outcomes of this motion rise to Council through the Planning and Housing Committee as soon as feasible.**

Recommandation(s) du comité

Que le Conseil ordonne au personnel d'examiner les politiques et processus actuels de répartition des ressources et des terrains municipaux pour le logement abordable dans l'optique de simplifier l'approche de la Ville sans sacrifier la transparence, l'équité et la reddition de comptes ; et

- 1. Que dans le cadre de cet examen, le personnel évalue un éventail de modèles pour optimiser l'avancement des projets, notamment par la collaboration avec la SLCO en tant que société de logement municipale, par l'utilisation d'un mécanisme de préqualification des partenariats établis dans le secteur ainsi que par l'application d'autres solutions que les processus de demandes de propositions.**
- 2. Que le personnel détermine la façon optimale de reconnaître la variation d'échelle et de capacité chez les organisations, mette de l'avant les partenariats, et explore le recours stratégique à des cessions et à des baux fonciers de longue durée pour atteindre un équilibre entre les objectifs d'abordabilité et la valeur à long terme pour les contribuables.**
- 3. Que le personnel s'assure que les modifications proposées aux processus cadrent avec le Règlement sur l'approvisionnement, la Politique sur l'aliénation des biens immobiliers, les lignes directrices d'Actions Ottawa et les exigences légales applicables, en plus d'y intégrer des recommandations en matière de transparence, d'équité et de compte-rendu.**
- 4. Que le personnel explore, avec la SLCO, des solutions pour rationaliser les projets de logements ainsi que pour accélérer la construction de logements hors marché détenus par la Ville et réduire le prix de ces derniers.**
- 5. Que soit présenté aussitôt que possible au Conseil un rapport sur les résultats de cette motion par le Comité de la planification et du logement.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, April 15, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 avril 2026

2. Councillor L. Dudas's Motion report dated April 1, 2026 (ACS2026-OCC-CCS-0037)

Rapport / Motion de la Conseillère L. Dudas, daté le 1 avril 2026 (ACS2026-OCC-CCS-0037)

Motion – Councillor L. Dudas – Ottawa Community Housing Corporation -
Alternative Processes to Requests for Proposals

File No. ACS2026-OCC-CCS-0037 - City-wide

The following staff were present and responded to questions:

- Debbie Stewart, General Manager
- Lily Xu, Director, Housing Solutions, Real Estate & Investments
- Marcia Wallace, General Manager

Following discussions and questions to staff, the Committee carried the recommendations as presented.

Motion

That Planning and Housing Committee recommend Council approve that staff be directed to review current processes and policies respecting the allocation of municipal land and resources for affordable housing with the goal of streamlining the City’s approach while maintaining transparency, fairness, and accountability; and

- 1. That, as part of this review, staff consider a range of different models to more efficiently move projects forward, including but not limited to leveraging OCHC as the City’s municipal housing corporation and considering a prequalification mechanism for established sector partnerships and other alternatives to RFP processes; and**
- 2. That staff consider how to best recognize the varying scale and capacities of organizations, encourage partnerships, and explore strategic uses of long term land leases and transfers to balance affordability goals with long-term value for taxpayers; and**

- 3. That staff be directed to ensure the proposed updates to the processes align with the City's Procurement By-law, Real Property Disposal Policy, Action Ottawa Guidelines, and applicable legal requirements, and includes recommendations on transparency, fairness, and reporting; and**
- 4. That staff work with OCHC to explore ways to more effectively streamline future developments and improve the speed and affordability at which wholly municipally-owned non-market housing is delivered in Ottawa; and**
- 5. That a report detailing the outcomes of this motion rise to Council through the Planning and Housing Committee as soon as feasible.**

Carried