



Joint Finance and Corporate Services and Planning and Housing Committee

Minutes

Meeting #: 4
Date: Friday, April 10, 2026
Time: 11 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Mayor Mark Sutcliffe, Chair: Councillor Jeff Leiper, Vice-Chair: Councillor Catherine Kitts, Vice-Chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor David Brown, Councillor Cathy Curry, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Rawlson King, Councillor Matt Luloff, Councillor Wilson Lo, Councillor Shawn Menard, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Councillor Laura Dudas, Councillor Clarke Kelly

1. 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 hybrid 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 22 April 2026 in Joint Finance and Corporate Services and Planning and Housing Committee Report 4.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Thursday, 9 April 2026, and the deadline to register to speak by email is 8:30 am on Friday, 10 April 2026.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 FCSC-PHC Minutes 3 – 1 October 2025

Carried

4. Strategic Initiatives Department

4.1 Build Canada Homes Partnership

File No: ACS2026-SI-SPO-0002 - Citywide

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 Recommendations(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.**
 - 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.

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

5. Adjournment

Next Meeting: to be determined.

The meeting adjourned at 2:02 pm.

Original signed by M. Aston,
Committee Coordinator

Original signed by K. Crozier,
Committee Coordinator

Original signed by
Mayor M. Sutcliffe, Chair

Original signed by
Councillor J. Leiper, Chair