

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

**EXTRACT OF DRAFT MINUTES 3
SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
JUNE 16, 2022**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 3
RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET
DE PROTECTION
LE 16 JUIN 2022**

INCLUSIONARY ZONING STATUS UPDATE AND DIRECTION

ACS2022-PIE-EDP-0013

CITY WIDE

The following motion was introduced at 6:54 PM:

Motion No PLC-CPSC 2022-3/4

Moved by Co-chair G. Gower

BE IT RESOLVED that the meeting time be extended past 7:00 p.m.
pursuant to Subsection 8.(1)(c) of Procedure By-law 2021-24.

CARRIED

REPORT RECOMMENDATION

That the joint Community and Protective Services Committee and Planning Committee recommend that Council receive the Report on the status of inclusionary zoning and Document 1 – Framework and Guiding Principles for Inclusionary Zoning in Ottawa, and direct staff to move forward with further study, Official Plan and Zoning By-law amendments, and an implementation strategy to introduce inclusionary zoning in 2023.

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

The Committee received seven written submissions from the following list of representatives, and copies are filed with the Office of the City Clerk:

1. Ottawa ACORN
2. Alliance to End Homelessness Ottawa
3. Email from Sarah Kealey
4. Ottawa Community Land Trust
5. Eastern Ontario Landlord Organization
6. Ecology Ottawa
7. Right to Housing Ottawa Coalition

The following delegates spoke before the Committee and provided comments on the report recommendations:

1. Raymond Sullivan (Ottawa Community Land Trust)
2. Meg McCallum (Alliance to End Homelessness Ottawa)
3. Gisèle Doyle
4. Bader Abu Zahra (Ottawa Vanier ACORN Chapter)
5. Sam Hersh
6. Mary Huang
7. John Dickie
8. Neil Malhotra (GOHBA)
9. Dean Tester

The delegates were thanked for their comments and answered questions from the Committee.

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

Stephen Willis, General Manager, Planning, Real Estate & Economic Development, Meagan Brodie, By-Law Writer & Interpretation Officer, and David Wise, Manager, Resiliency, Planning & Policy Branch presented an overview of the report.

A copy of the slide presentation is filed with the Office of the City Clerk.

Presenters were thanked for their presentation and received questions and comments on the report.

The report recommendations were then put to Committee.

CARRIED, as amended by the following motions:

Motion No PLC-CPSC 2022-3/5

Moved by Councillor S. Menard

WHEREAS staff will be seeking a revised Assessment Report to reflect current market conditions and will be conducting further feasibility analysis on all designated PMTSAs (in accordance with Document 1, Item 10);

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-EDP-0013, the Joint Committee recommend Council direct staff to undertake the following:

- 1) Consider a minimum set-aside rate of 10% for ownership housing across all PMTSAs;**
- 2) Consider a set-aside rate of up to 10% for purpose-built rentals in all PMTSAs;**
- 3) Include unit mix requirements in the official plan policies or zoning regulations that implement inclusionary zoning to ensure that a sufficient number of multi-bedroom units are set aside as affordable;**
- 4) Consider opportunities to deepen affordability for rental and**

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

condominium units in order to maximize access down to 40th percentile income households;

- 5) Consider including an official plan policy pursuant to paragraph 10 of subsection 3(1) of Ontario Regulation 232/18 that would allow off-site units only where those units are to be assumed by a non-profit housing provider;**

FURTHER BE IT RESOLVED that staff be directed to report back to Council on these directions as part of the final Implementation report and amending by-laws; further, that staff report back to Council a second time on Directions 1 and 2 above at the completion of its feasibility analyses for each PMTSA.

CARRIED

Motion No PLC-CPSC 2022-3/6

Moved by Councillor L. Dudas

WHEREAS the City of Ottawa has declared a Housing Emergency, recognizing that there is a clear and urgent need to increase the supply of affordable housing across the City;

WHEREAS the new Inclusionary Zoning will increase the number of available affordable units;

WHEREAS Inclusionary Zoning is not new to Ontario, and was put into law in 2016 by the provincial government, and is being actively considered by multiple municipalities in the province, and has already been legislated by the City of Toronto, easily the largest new construction market in the Country, and one of the largest on the continent;

WHEREAS the report currently calls for a default set-aside rate of zero percent for purpose built rental units, until the City retains a consultant

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

to conduct a market analysis of each PMTSA individually and only then will they recommend an increase or decrease in the set-aside rates;

WHEREAS the City already has retained a consultant that could quickly conduct a market analysis of each PMTSA;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0013, the review of each PMTSA be conducted as soon as possible and that staff report back on the findings to change the set-aside rates shortly thereafter.

THEREFORE BE IT FURTHER RESOLVED that staff consider the feasibility of a 20% set-aside rate for owner-occupied condominium units in line with the City's own definition of affordability and report back as part of the implementation report.

CARRIED

Motion No PLC-CPSC 2022-3/7

Moved by Councillor L. Dudas

WHEREAS the City of Ottawa has declared a Housing Emergency, recognizing that there is a clear and urgent need to increase the supply of affordable housing across the City;

WHEREAS there is a lack of functionally accessible units in Ottawa and even fewer affordable accessible units;

WHEREAS, on average, those with accessibility needs, such as seniors and individuals with disabilities, are statistically more likely to require affordable housing;

WHEREAS there is a significant variation in the definition of accessible, dependent on the source cited, and this open definition can, and often does hinder the development of functionally accessible units;

WHEREAS the City of Ottawa has already developed accessibility design standards;

THEREFORE BE IT RESOLVED, with respect to report ACS2022-PIE-EDP-0013, that staff study how to include fully accessible units, according to the City of Ottawa's own accessibility design standards, and report back with recommendations as part of the IZ implementation guidelines.

CARRIED

Motion No PLC-CPSC 2022-3/8

Moved by Councillor L. Dudas

WHEREAS the City of Ottawa has declared a Housing Emergency and recognizes that there is an urgent need to increase the supply of affordable housing and specifically rental units;

WHEREAS the report currently recommends a 25-year affordability period for purpose-built, rental units;

WHEREAS the City has acknowledged "renovictions" are taking place in Ottawa, and are resulting in a loss of affordable housing;

WHEREAS many buildings, as part of life cycle upgrade requirements, would require renovations after the 25 year mark;

WHEREAS the affordability period set for purpose-built, ownership units is recommending 99-years;

WHEREAS there are a limited number of areas across the City where inclusionary zoning can be implemented;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0013, staff report back, as part of the implementation guidelines, any tools available to the City to limit the use of "renovictions" for long-term rental units in particular. In addition, staff

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

report as well, on the feasibility, and impact, of extending the affordability period for purpose-built, rental units.

CARRIED

Motion No PLC-CPSC 2022-3/9

Moved by Co-chair G. Gower

WHEREAS municipalities can only implement Inclusionary Zoning (IZ) in in Protected Major Transit Station Areas (PMTSAs) and lands subject to Community Planning Permit Systems; and

WHEREAS expanding IZ to additional geographic areas in the City would increase the number of affordable ownership and rental units being built;

THEREFORE BE IT RESOLVED THAT with respect to report ACS2022-PIE-EDP-0013, the Joint Committee recommend Council request the Mayor and Co-Chairs of Planning Committee and CPSC write a joint letter to the Minister of Housing and Municipal affairs to request that Inclusionary Zoning be expanded beyond PMTSAs, for example along transit priority corridors and other areas in close proximity to transit.

CARRIED

Motion No PLC-CPSC 2022-3/10

Moved by Councillor C. Kitts

WHEREAS offsets and financial incentives have been used by other municipalities in inclusionary zoning policy to encourage viability and uptake by builders; and

WHEREAS the framework and staff report do not contemplate financial offsets beyond a future Affordable Housing Community Improvement Plan (CIP);

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0013. staff be directed to explore and evaluate additional offsets that could be implemented as part of the Inclusionary Zoning policy and regulations and report back to council in in 2023.

CARRIED

Motion No PLC-CPSC 2022-3/11

Moved by Councillor L. Dudas

WHEREAS the City of Ottawa has declared a Housing Emergency, recognizing that there is a clear and urgent need to increase the supply of affordable housing across the City;

WHEREAS the new Inclusionary Zoning will increase the number of available affordable units;

WHEREAS Inclusionary Zoning is not new to Ontario, and was put into law in 2016 by the provincial government, and is being actively considered by multiple municipalities in the province, and has already been legislated by the City of Toronto, easily the largest new construction market in the Country, and one of the largest on the continent;

WHEREAS any delay to the implementation of Inclusionary Zoning would only lead to a lost opportunity to require affordable units in new development;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0013, as part of development of the Implementation & Administration Framework for Inclusionary Zoning, staff prepare requirements for transition and condense this to the shortest time as is reasonable, and report back to Committee in Q1 2023.

CARRIED

Motion No PLC-CPSC 2022-3/12

Moved by Co-chair G. Gower

WHEREAS page 17 of the report contains a table outlining the maximum affordable housing prices for ownership units for each income decile that requires additional qualifications;

AND WHEREAS a computational error was identified in Table 2;

THEREFORE BE IT RESOLVED THAT the paragraph preceding Table 2 on page 17 of the report be replaced with the following:

“The below Table 2 demonstrates that ownership households in the moderate income range can sometime afford a condominium unit but no other form of housing. Note that the table only considers the shelter costs associated with a mortgage and property tax; if shelter costs are defined to include condominium fees and utilities, as the CMHC does, then that would have an impact on the below values and reduce the maximum affordable housing price.”; and

THEREFORE BE IT FURTHER RESOVLED that Table 2 on Page 17 of the Report be replaced with the following:

Figure 15(a): Average Resale House Prices in Ottawa Compared to Affordable House Prices based Household Income Deciles: The City of Ottawa; 2021

All Households Income Deciles (2021 Estimates)	Maximum Affordable House Price	Residential	Condominium	Total
		\$743,309	\$426,874	\$671,801
Low Income	\$93,643	No	No	No
Deciles 1-3 (\$61,645 and less)	\$163,279	No	No	No
	\$226,581	No	No	No
Moderate Income	\$288,901	No	No	No

**SPECIAL JOINT MEETING -
PLANNING COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
REPORT 3
JUNE 22, 2022**

**RÉUNION EXTRAORDINAIRE
CONJOINTE DU COMITÉ DE
L'URBANISME ET DU COMITÉ DES
SERVICES COMMUNAUTAIRES ET DE
PROTECTION RAPPORT 3
LE 22 JUNE 2022**

Deciles 4-6 (From \$61,646 to \$117,109)	\$356,080	No	No	No
	\$430,451	No	Yes	No
High Income	\$520,080	No	Yes	No
Deciles 7-9 (\$117,110 and above)	\$649,776	No	Yes	No
	\$841,462	Yes	Yes	Yes

Sources: Statistics Canada, 2016; Ottawa Real Estate Board for Existing Homes Transactions and SHS calculations based on spending 30% of income on housing costs, minimum down payment according to CMHC mortgage insurance policies, 25-year mortgage, and 5.39% interest rate, Jun-2022.

CARRIED

DIRECTION TO STAFF

Councillor C. A. Meehan

As part of the next phase of work, staff convene a table of stakeholders from both the for-profit and not-for-profit housing development sectors, including City staff from within Planning, Real Estate & Economic Development as well as Financial Services to review the subsequent steps of analysis and advise staff on how to finalize the strategy to come to Council.