

Memorandum of Understanding between the City of Ottawa and 801 Albert Street Inc.

ACS2019-PIE-PS-0061

Somerset (14)

Report recommendation

That Planning Committee recommends that Council delegate the authority to the General Manager of Planning, Infrastructure and Economic Development to enter into a Memorandum of Understanding as described in this report and detailed in Document 2.

Lee Ann Sneddon, Director of Planning Services, Planning, Infrastructure and Economic Development department, provided some context of the report.

Motion N° PLC 2019 14/2

Moved by Councillor J. Leiper (on behalf of Councillor C. McKenney)

WHEREAS Report ACS2019-PIE-PS-0061 details the intent for the City of Ottawa and Trinity Developments to enter into a Memorandum of Understanding (MOU) to address the issue of Affordable Housing at 900 Albert Street; and

WHEREAS Ward Councillors can submit comments to be included in reports;

THEREFORE BE IT RESOLVED that the following replace the text of the "Comments by Ward Councillor" section of the Memorandum of Understanding between the City of Ottawa and 801 Albert Street Inc. Report:

- **"I am pleased to see this investment in Affordable Housing by Trinity Developments and thank them for the ongoing deliberations to arrive at the amount. However, this MOU is also evidence that the City of Ottawa needs a strong Inclusionary Zoning policy to ensure affordable housing is provided in all new developments. Communities and the City should not**

be required to fight for affordable housing funds to be supplied retroactively. An IZ policy would have achieved more affordable units within a site in close proximity to rapid transit.

The community expects that these funds will remain within the vicinity of 900 Albert and will help to provide affordable housing units in this community to contribute to transit oriented development around the new LRT stations.”

CARRIED

Motion N° PLC 2019 14/3

Moved by Councillor J. Leiper (on behalf of Councillor C. McKenney)

WHEREAS Report ACS2019-PIE-PS-0061 recommends that Council delegate the authority to the General Manager of Planning, Infrastructure and Economic Development to enter a Memorandum of Understanding (MOU);

AND WHEREAS the MOU between the City of Ottawa and 801 Albert Street Inc. outlines that a price of \$1,250,000.00 has been agreed upon for parcels 1 and 2 shown on the attached Document;

AND WHEREAS through the Site Plan Control process, 801 Albert Inc. has agreed to provide \$6,250,000 towards affordable housing in the City of Ottawa;

AND WHEREAS this is a generous contribution from this development towards meeting the needs of providing affordable housing;

AND WHEREAS rents and average home prices in the City continue to increase at a rate higher than inflation and is becoming more unaffordable to households at or below the City's 40th income percentile;

AND WHEREAS the City's Centralized Waiting List for Social Housing now exceeds 12,000 households and more efforts need to be made to provide affordable housing options;

AND WHEREAS through the sale of parcel 1 and parcel 2 parcel of adjacent City land there is more opportunity for this proposed development, the tallest in Ottawa, to contribute to these broader City goals and needs;

AND WHEREAS, the City has revenues of \$6.5M included in the budget for the sale of lands from both surplus lands and Ottawa Community Lands Development Corporation (OCLDC), and at the end of September there was \$5.2M of the City's \$6.5M target in revenue received,

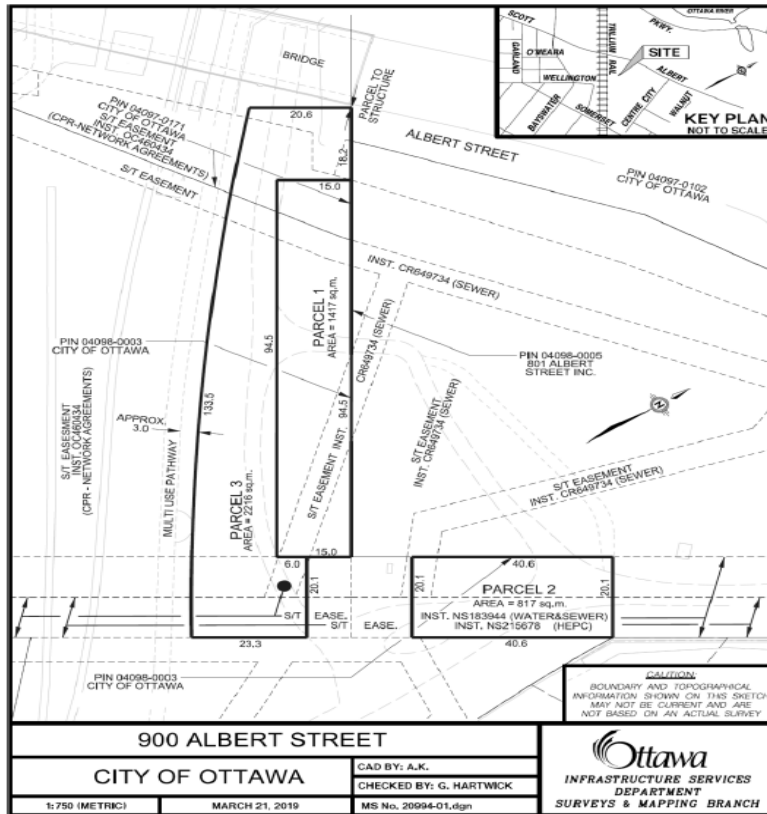
AND WHEREAS, the sale of 900 Albert street would see another \$937K (from the \$1.25M sale) added to these accounts as 25% would go the housing reserve in accordance with the housing first policy;

And WHEREAS, without the funds from this sale going to the land sales accounts there will be a larger deficit at year end which will have to covered by funds from the tax stabilization reserve;

AND WHEREAS, the City's Disposal of Real Property Policy states that all City owned Real Property is a corporate asset and monies received from the disposal of any real property shall be deposited to the City's Sale of Surplus Land Account, unless otherwise directed by City Council;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve that, to allocate the full \$1.25M from the sale to affordable housing, requirement 1.4 of the City's Disposal of Real Property Policy be waived and that monies received from the sale of these lands described above to 801 Albert Street Inc. be directed towards affordable housing.

Document 1



CARRIED

Planning Committee CARRIED the report recommendations as amended by Motions 14/2 and 14/3.