

6. Federal Land Initiative – 715 Mikinak Road being Block 21 of Wateridge Village, Opportunity to Acquire Land for Development of Affordable Housing

Initiative des terrains fédéraux – 715, chemin Mikinak, îlot 21 du Village des Riverains, possibilité d'acquérir des terrains pour l'aménagement de logements abordables

Committee recommendations

That Council:

- 1. approve the execution of the Agreement of Purchase and Sale, by the Acting Director of the Corporate Real Estate Office, to acquire the lands known municipally as 715 Mikinak Road, as shown on Document 1 (the “Property”), from Canada Lands Company CLC Limited, for \$4,935,000.00 of which:
 - a. \$301,035.00, plus HST as applicable, and closing costs, is payable by the City of Ottawa, as Purchaser, and as further described in this report; and**
 - b. \$4,633,965 is payable by Canada Mortgage Housing Corporation under the National Housing Strategy Federal Lands Initiative (FLI) pursuant to affordable housing agreements;****
- 2. delegate the authority to the Director, Housing Services to negotiate and execute the required affordable housing agreements with Canada Mortgage Housing Corporation under the National Housing Strategy Federal Lands Initiative (FLI) to secure the Canada Mortgage Housing Corporation forgivable contribution of \$6,478,965.00 towards the purchase price of the lands as described in this report and approve the default provisions in the event the development of the lands does not comply with the FLI requirements;**
- 3. following the property acquisition, delegate the authority to the Director, Housing Services and the Director of the Corporate Real**

Estate Office to negotiate and execute the required documents to convey the 715 Mikinak Road lands, upon the same terms and conditions of the Agreement of Purchase and Sale with Canada Lands Corporation, save and except for nominal value, to Ottawa Community Housing Corporation the successful respondent to Housing Services' Request for Expressions of Interest for the development of Phase 1 of the Property;

4. delegate authority to the Director, Housing Services to:
 - a. allocate \$10 million in Capital Funding from the available \$15 million in the City's capital funds approved by Council in the 2019 City Budget (Report ACS2019-CSS-GEN-0008) to Ottawa Community Housing Corporation to support the first phase of the three-phase development proposed for the site;
 - b. include the City-payable portion of the purchase price, being \$301,035.00, as part of the contribution being made to Ottawa Community Housing Corporation for the development of affordable housing on the proposed site;
 - c. negotiate and execute the required affordable housing agreements with Ottawa Community Housing Corporation to develop the subject lands in accordance with the Federal Lands Initiative and the Request for Expressions of Interest including the requirement to include other not-for-profit and/or charitable housing providers in the development of phases 2 and/or 3 and secure the \$10.3M contribution on title to the Property.
5. waive the Real Property Acquisition Policy requirements for the acquisition of the 715 Mikinak Road under the Federal Lands Initiative.

Recommandations du Comité

Que le Conseil :

1. approuve la signature de la convention d'achat et de vente par le directeur par intérim du Bureau des biens immobiliers municipaux

afin d'acquérir les terrains, dont l'adresse municipale est le 715, chemin Mikinak, comme indiqué dans le Document 1 (la « propriété »), de la Société immobilière du Canada CLC Limitée, pour la somme de 4 935 000,00 dont :

- a. 301 035,00 \$ plus la TVH, selon le cas, et les frais de clôture, sont payables par la Ville d'Ottawa, en tant qu'acheteur, et comme décrit plus en détail dans le présent rapport et
 - b. 4 633 965 \$ sont payables par la Société canadienne d'hypothèques et de logement en vertu de l'Initiative des terrains fédéraux de la Stratégie nationale sur le logement conformément à des ententes sur le logement abordable;
2. délègue à la directrice, Services de logement, le pouvoir de négocier et de signer les ententes de logement abordable avec la Société canadienne d'hypothèques de logement en vertu de l'Initiative des terrains fédéraux de la Stratégie nationale sur le logement afin d'obtenir la contribution susceptible de remise de 6 478 965,00 \$ de la Société canadienne d'hypothèques et de logement pour le prix d'achat des terrains, comme décrit dans le présent rapport, et d'approuver les dispositions par défaut au cas où l'aménagement des terrains n'est pas conforme aux exigences de l'Initiative des terrains fédéraux de la Stratégie nationale sur le logement;
 3. à la suite de l'acquisition de la propriété, délègue à la directrice, Services de logement, et au directeur, Bureau des biens immobiliers municipaux, le pouvoir de négocier et de signer les documents requis pour transférer les terrains du 715, chemin Mikinak, selon les mêmes modalités et conditions que celles de la convention d'achat et de vente conclue avec la Société immobilière du Canada, à l'exclusion de la valeur nominale, à la Société de logement communautaire d'Ottawa, soumissionnaire retenu pour la demande de manifestation d'intérêt des Services de logement pour l'aménagement de la Phase 1 de la propriété;
 4. délègue à la directrice, Services de logement, le pouvoir :
 - a. d'affecter 10 millions de dollars en fonds d'immobilisations à

- partir des fonds d'immobilisations de 15 millions de dollars de la Ville disponibles, approuvés par le Conseil dans le cadre du budget municipal de 2019 (rapport ACS2019-CSS-GEN-0008) à la Société de logement communautaire d'Ottawa à l'appui de la première phase de l'aménagement de trois phases proposé pour le site;
- b. d'inclure la portion du prix d'achat payable par la Ville, soit 301 035,00 \$, dans la contribution à la Société de logement communautaire d'Ottawa pour l'aménagement de logements abordables sur le site proposé;
 - c. de négocier et de signer les ententes de logement abordable avec la Société de logement communautaire d'Ottawa afin d'aménager les terrains en question conformément à l'Initiative des terrains fédéraux et à la demande de manifestation d'intérêt, notamment l'exigence d'inclure d'autres fournisseurs de logements à but non lucratif ou de bienfaisance dans l'aménagement des phases 2 ou 3 et d'obtenir la contribution de 10,3 millions de dollars sur le titre de propriété;
5. renonce aux exigences de la Politique municipale sur l'acquisition de bien-fonds pour l'acquisition de la propriété sise au 715, chemin Mikinak en vertu de l'Initiative des terrains fédéraux.

Documentation/Documentation

1. Report from Director, Housing, Community and Social Services department and the Acting Director, Corporate Real Estate Office, Planning, Infrastructure and Economic Development department, dated September 30, 2019 (ACS2019-CSS-GEN-0014)

Rapport de la Directrice, Services des logement, Direction générale des services sociaux et communautaires, et du Directeur par intérim, Bureau des biens immobiliers municipal, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 30 septembre 2019 (ACS2019-CCS-GEN-0014)

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 October 2019 / 10 octobre 2019**

**and Council
et au Conseil
23 October 2019 / 23 octobre 2019**

**Submitted on September 30, 2019
Soumis le 30 septembre 2019**

**Submitted by
Soumis par:
Shelley VanBuskirk, Director, Housing, CSSD and Peter Radke, Acting Director,
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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2019-CSS-GEN-0014

**SUBJECT: Federal Land Initiative – 715 Mikinak Road being Block 21 of
Wateridge Village, Opportunity to Acquire Land for Development of
Affordable Housing**

**OBJET: Initiative des terrains fédéraux – 715, chemin Mikinak, îlot 21 du
Village des Riverains, possibilité d'acquérir des terrains pour
l'aménagement de logements abordables**

REPORT RECOMMENDATIONS

That the Planning Committee recommend that Council:

1. Approve the execution of the Agreement of Purchase and Sale, by the Acting Director of the Corporate Real Estate Office, to acquire the lands known municipally as 715 Mikinak Road, as shown on Document 1 (the "Property"), from Canada Lands Company CLC Limited, for \$4,935,000.00 of which:
 - a. \$301,035.00, plus HST as applicable, and closing costs, is payable by the City of Ottawa, as Purchaser, and as further described in this report; and
 - b. \$4,633,965 is payable by Canada Mortgage Housing Corporation under the National Housing Strategy Federal Lands Initiative (FLI) pursuant to affordable housing agreements;
2. Delegate the authority to the Director, Housing Services to negotiate and execute the required affordable housing agreements with Canada Mortgage Housing Corporation under the National Housing Strategy Federal Lands Initiative (FLI) to secure the Canada Mortgage Housing Corporation forgivable contribution of \$6,478,965.00 towards the purchase price of the lands as described in this report and approve the default provisions in the event the development of the lands does not comply with the FLI requirements;
3. Following the property acquisition, delegate the authority to the Director, Housing Services and the Director of the Corporate Real Estate Office to negotiate and execute the required documents to convey the 715 Mikinak Road lands, upon the same terms and conditions of the Agreement of Purchase and Sale with Canada Lands Corporation, save and except for nominal value, to Ottawa Community Housing Corporation the successful respondent to Housing Services' Request for Expressions of Interest for the development of Phase 1 of the Property;
4. Delegate authority to the Director, Housing Services to:
 - a. Allocate \$10 million in Capital Funding from the available \$15 million in the City's capital funds approved by Council in the 2019 City Budget (Report ACS2019-CSS-GEN-0008) to Ottawa Community Housing Corporation to support the first phase of the three-phase development proposed for the site;

- b. Include the City-payable portion of the purchase price, being \$301,035.00, as part of the contribution being made to Ottawa Community Housing Corporation for the development of affordable housing on the proposed site;
 - c. Negotiate and execute the required affordable housing agreements with Ottawa Community Housing Corporation to develop the subject lands in accordance with the Federal Lands Initiative and the Request for Expressions of Interest including the requirement to include other not-for-profit and/or charitable housing providers in the development of phases 2 and/or 3 and secure the \$10.3M contribution on title to the Property.
5. Waive the Real Property Acquisition Policy requirements for the acquisition of the 715 Mikinak Road under the Federal Lands Initiative.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil :

1. d'approuver la signature de la convention d'achat et de vente par le directeur par intérim du Bureau des biens immobiliers municipaux afin d'acquérir les terrains, dont l'adresse municipale est le 715, chemin Mikinak, comme indiqué dans le Document 1 (la « propriété »), de la Société immobilière du Canada CLC Limitée, pour la somme de 4 935 000,00 dont :
 - a. 301 035,00 \$ plus la TVH, selon le cas, et les frais de clôture, sont payables par la Ville d'Ottawa, en tant qu'acheteur, et comme décrit plus en détail dans le présent rapport et
 - b. 4 633 965 \$ sont payables par la Société canadienne d'hypothèques et de logement en vertu de l'Initiative des terrains fédéraux de la Stratégie nationale sur le logement conformément à des ententes sur le logement abordable;
2. de déléguer à la directrice, Services de logement, le pouvoir de négocier et de signer les ententes de logement abordable avec la Société canadienne d'hypothèques de logement en vertu de l'Initiative des terrains fédéraux de la Stratégie nationale sur le logement afin d'obtenir la contribution

susceptible de remise de 6 478 965,00 \$ de la Société canadienne d'hypothèques et de logement pour le prix d'achat des terrains, comme décrit dans le présent rapport, et d'approuver les dispositions par défaut au cas où l'aménagement des terrains n'est pas conforme aux exigences de l'Initiative des terrains fédéraux de la Stratégie nationale sur le logement;

3. à la suite de l'acquisition de la propriété, de déléguer à la directrice, Services de logement, et au directeur, Bureau des biens immobiliers municipaux, le pouvoir de négocier et de signer les documents requis pour transférer les terrains du 715, chemin Mikinak, selon les mêmes modalités et conditions que celles de la convention d'achat et de vente conclue avec la Société immobilière du Canada, à l'exclusion de la valeur nominale, à la Société de logement communautaire d'Ottawa, soumissionnaire retenu pour la demande de manifestation d'intérêt des Services de logement pour l'aménagement de la Phase 1 de la propriété;
4. de déléguer à la directrice, Services de logement, le pouvoir :
 - a. d'affecter 10 millions de dollars en fonds d'immobilisations à partir des fonds d'immobilisations de 15 millions de dollars de la Ville disponibles, approuvés par le Conseil dans le cadre du budget municipal de 2019 (rapport ACS2019-CSS-GEN-0008) à la Société de logement communautaire d'Ottawa à l'appui de la première phase de l'aménagement de trois phases proposé pour le site;
 - b. d'inclure la portion du prix d'achat payable par la Ville, soit 301 035,00 \$, dans la contribution à la Société de logement communautaire d'Ottawa pour l'aménagement de logements abordables sur le site proposé;
 - c. de négocier et de signer les ententes de logement abordable avec la Société de logement communautaire d'Ottawa afin d'aménager les terrains en question conformément à l'Initiative des terrains fédéraux et à la demande de manifestation d'intérêt, notamment l'exigence d'inclure d'autres fournisseurs de logements à but non lucratif ou de bienfaisance dans l'aménagement des phases 2 ou 3 et d'obtenir la contribution de 10,3 millions de dollars sur le titre de propriété;

5. de renoncer aux exigences de la Politique municipale sur l'acquisition de bien-fonds pour l'acquisition de la propriété sise au 715, chemin Mikinak en vertu de l'Initiative des terrains fédéraux.

BACKGROUND

In the spring of 2019, the Government of Canada announced that 715 Mikinak Road, being Block 21 of Wateridge Village, would be available under the National Housing Strategy's Federal Lands Initiative for Affordable Housing. The Federal Lands Initiative is a \$200-million fund that supports the transfer of surplus federal lands and buildings to eligible proponents. The properties are available through a competitive bidding process and must be developed or renovated for use as affordable, sustainable, accessible and socially inclusive housing. The properties are transferred to the successful proponent at discounted to no-cost rates depending on the level of social outcomes, energy efficiency targets and affordability achieved by the winning proposal. The value of the discount is secured by way of a forgivable contribution to the purchaser from the Canada Mortgage and Housing Corporation to ensure the property is developed and maintained as affordable housing for not less than 25 years.

The Federal Lands Initiative replaces the previous Surplus Federal Real Property for Homelessness Initiative. The City has previously acquired 289 Carling Avenue (2018), 800 Montreal Road (2011) and 343 Parkin Circle (2004), for affordable housing development, under this program. The terms and conditions of the agreement of purchase and sale, as well as the contribution agreement with the Canada Mortgage and Housing Corporation for 715 Mikinak Road are similar to the terms and conditions as required previously under the Surplus Federal Real Property for Homelessness Initiative. Essentially, the value of the land, being the contribution made by the Canada Mortgage Housing Corporation is forgivable upon expiration of the term of the agreement if the property is developed and maintained as affordable housing.

On April 12, 2019 an IPD (ACS2019-CSS-GEN-0006) entitled "Application for Federal Surplus Land under the National Housing Strategy, Federal Lands Initiative – Block 21 Wateridge Village" was provided to Council. The IPD indicated that Housing Services staff were preparing an application to acquire Block 21 of Wateridge Village under the Federal Lands Initiative and that through a Request for Expressions of Interest, staff had selected and partnered with Ottawa Community Housing Corporation to prepare a joint application. The joint application was submitted on May 13, 2019 and was non-binding. Staff indicated that should the City and Ottawa Community Housing

Corporation be successful, a report would be brought seeking Council authority to acquire the Land at the price offered by the Canada Mortgage Housing Corporation. The IPD further indicated that staff would be requesting funding to both purchase and develop the Land and that Ottawa Community Housing Corporation would require further Board approval to proceed with the development, funding and financing of a project of this size.

On June 13, 2019, Housing Services brought a report to Planning Committee entitled "Ontario Priorities Housing Initiative (2019-2022) and City Capital Investment Plan for Affordable Housing (2019), Report ACS2019-CCS-GEN-0008. The report outlined the proposed three-year capital investment plan (\$17.6 million over 2019-2021) for the Ontario Priorities Housing Initiative (OPHI) and recommended the one-year plan for the City's \$15 million commitment for affordable housing established in Budget 2019. The report recommended that \$10 million of the City's \$15 million be allocated to Block 21 of Wateridge Village, should the City and Ottawa Community Housing Corporation be the successful proponents.

City staff were advised in August 30th 2019, that the proposal was conditionally approved by the Canada Mortgage Housing Corporation subject to the successful negotiation of the terms and conditions of the relevant agreements to permit the sale and acquisition of 715 Mikinak Road and the subsequent development of the affordable housing project.

The City of Ottawa, pursuant to Schedule J, Section 68(1) of the Delegation of Authority By-law (By-law No. 2019-280), entered into a conditional Agreement of Purchase and Sale to acquire the property. As set out in the April 2019 IPD, the conditions include obtaining Council approval to enter into the Agreement of Purchase and Sale and completion of the due diligence for property acquisitions. Staff are, by way of this report, seeking approval to enter into the Agreement of Purchase and Sale, details of which are set out in this report, and are currently performing the required due diligence. Staff will not waive the conditions under the agreement of purchase and sale unless all the conditions have been met and are satisfactory.

DISCUSSION

The City of Ottawa continues to see high demand for rental housing that is affordable to people on low and modest incomes. The potential acquisition, subsequent conveyance

and development of the Land is an excellent and unique opportunity to include affordable housing in this newly developing neighbourhood of the city.

The Land consists of a 1.2 hectare, vacant, serviced block in the developing core neighbourhood of Wateridge Village. The core neighbourhood is described in the area's Community Design Plan as a nine block, mid-rise, mixed-use neighborhood at the heart of the community that is strategically located in close proximity to all major parks. It will be a compact, pedestrian-oriented area with a variety of residential and employment uses. Block 21 is also in close proximity to a number of future school sites.

The block is zoned General Mixed Use (GM-31) and can accommodate a range of residential, commercial and community-oriented uses. The estimated value of the Land, as determined by the federal government is \$6,780,000, and is being offered for \$4.9 million under the Federal Lands Initiative. The land will be purchased by the City for \$301,035 with Canada Mortgage Housing Corporation providing the balance of the purchase price, \$4.6 million. Canada Mortgage Housing Corporation will require that the full value of the land, \$6,780,000, less the City's contribution of \$301,035 for a balance of \$6,478,965 be secured as the value of the forgivable loan on title.

Given the value of the land, the unique competitive application process, relatively short timelines and the Federal Lands Initiative's structure of the affordable housing program contributions on the proposed transaction, the Corporate Real Estate Office was not able to follow the City's Real Property Acquisition Policy and therefore requires Council approval for the acquisition. The Corporate Real Estate Office was able to provide a high-level review of the value and the environmental condition. The City's Valuation Unit did a high-level review of the subject site value and found that the purchase price is within the market value range for similar development sites. The Environmental Remediation Unit also reviewed all environmental reports supplied by the vendor and ascertained that the required remedial work has been completed, however filing of the "Record of Site Condition" by the Ministry of Environment, Conservation, and Parks has not yet been completed, pending review of final environmental testing.

Under the Federal Lands Initiative, and as was the case for the 800 Montreal Road and the 289 Carling Avenue property, the City is required to ensure that the Property is developed and used for affordable housing within five (5) years from the date of transfer to the City. Should the City, or the successful housing provider/proponent, not use the land for affordable housing or substantially complete development within five years (i.e. be in default of the contribution agreement), it would be required to pay the federal

government the property's current estimated value of \$6.78 million or fair market value at the time of default. Although staff is proposing to acquire the property, the intent, as set out in recommendation three of this report, is to transfer these requirements as part of the conveyance to Ottawa Community Housing Corporation and other successful housing providers/proponents that may be selected either pursuant to the usual request for proposal or request for expression of interest process. The City will, pursuant to contribution agreements, monitor compliance on an ongoing basis to ensure the property is developed and maintained as affordable housing. The City will include the same default provisions in the contribution agreement with the successful housing provider to ensure that any repayment owed to the federal government would apply to the successful housing provider, therefore reducing the City's risks.

The proposal submitted to Canada Mortgage Housing Corporation for Block 21 contemplates up to 271 affordable units, built in three buildings.

Canada Mortgage Housing Corporation and Canada Lands Company require the land to be transferred to the City of Ottawa by November 30th 2019 should all of the conditions of the Agreement of Purchase and Sale be waived and agreements under the Federal Lands Initiative (FLI) be executed.

The vision for the proposal is to create a dynamic and sustainable community, with green and energy efficient homes, suitable for households with children and that allows for aging in place; a complete community.

The proposal will serve a variety of vulnerable populations through a diversity of unit types (i.e., studio, 1, 2 and 3 bedroom units and accessible units) with support services delivered by Ottawa Community Housing Corporation and other community partners. City staff, in partnership with Ottawa Community Housing Corporation will also release a request for expression of interest in 2020, seeking one or two additional, non-profit housing providers. The intention is for the partners to own and/or operate one or two of the proposed buildings on the site. We believe that an affordable housing opportunity in Wateridge Village would likely appeal to a wide variety of affordable housing agencies in the City. This will broaden the availability of support services, social enterprise opportunities and other community amenities to new residents on the site and the community in general.

The total project cost (including all contributions and incentives) to develop the subject lands and 271 units, over a 5 year period is estimated to be \$83 million, with the first

building comprised of approximately 160 dwelling units with a total project cost estimated at \$50 million. Given the magnitude of the project, Ottawa Community Housing Corporation has made formal applications to the National Housing Strategy Co-Investment Fund as well as the Rental Construction Financing Initiative, both with Canada Mortgage Housing Corporation for additional funding and financing to support the project. Acquisition costs are proposed to be shared between the City and Ottawa Community Housing Corporation, with the City funding the \$301,035 portion of the purchase price as well as other applicable closing costs from Canada Lands Company, and Ottawa Community Housing Corporation posting the required securities to Canada Lands Company under the Agreement of Purchase and Sale.

By way of this report, staff are seeking authority to allocate \$10 million towards the cost of Phase 1 of the project. The allocation of funds, including the \$301,035 contribution, shall be subject to the usual affordable housing contribution terms and conditions including the Action Ottawa Program approved by Council and secured by way of a mortgage on title to the property.

With respect to affordability, at least 50% of all units in the proposal must be rented at 80% of Median Market Rent or lower for a period of 25 years. The Median Market Rent statistic, although a new requirement, is similar to the Average Market Rent as required in previous provincial and federal affordable housing programs.

The buildings are planned to have 20% of units be accessible for households where someone lives with a disability. This means specialized design in bathrooms and kitchens, such as lower counter heights, turning room, and grab bars for people in wheelchairs. Staff plan to further discuss the accessibility requirements with Canada Mortgage Housing Corporation for barrier free units, so that accessible units can be designed to match actual needs, since accessibility requirements vary greatly among households where someone lives with a disability.

In terms of energy efficiency, the buildings are designed to perform 75% better than the Ontario Building Code. In order to meet this standard, the buildings will be designed to be similar to a Passive House Standard (0.6ACH @ 50Pa, 15kWh/m²/yr for space heating and for space cooling, with minimized thermal bridging). They will also employ leading sustainability practices such as heat recovery ventilation, triple glazed windows, Energy Star appliances, LED lighting, efficient mechanical systems, and building automation and controls.

Following successful transfer of the property from Canada Lands Corporation to the City, Ottawa Community Housing Corporation will immediately commence building design and begin the site plan control process for a planned construction start in 2020.

The site will remain in the ownership of the City until such time as the first building is ready for construction and both the City and Ottawa Community Housing Corporation have an agreement executed for the entire project. The City and Ottawa Community Housing Corporation have identified available funds in our respective 2019 budgets that could be dedicated to commence design and construction activity immediately on Phase 1 of the proposal. Given the necessity of accessing further financial resources under the National Housing Strategy, such as additional funding and financing under the National Co-Investment Fund, the full design and financial details of the project will evolve over the Site Plan Control process, which is subject to public consultation and future funding and financing commitments under the federal National Housing Strategy.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Housing Services released a Request for Expressions of Interest to select and identify a partner to submit a joint application to the Federal Lands Initiative.

As, the City entered into a formal, competitive procurement process, no consultation with the public on this property was possible. Through, the development application submission process, staff will consult with the ward councillor and community.

COMMENTS BY THE WARD COUNCILLOR(S)

It is the expressed wish of the Councillor that there be an abundance of 2 and 3 bedroom units in this proposed affordable housing project, as there is increasing demand for housing by lower income families. Ideally, housing service providers other than Ottawa Community Housing Corporation that build on the site should have the capacity to provide supportive housing services.

ADVISORY COMMITTEE(S) COMMENTS

N/A

LEGAL IMPLICATIONS

There are no legal impediments to implementing the report recommendations

RISK MANAGEMENT IMPLICATIONS

N/A

ASSET MANAGEMENT IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

There are no financial implications associated with the report recommendations 1-4.b and 5. If recommendation 4.c gives rise to financial implications when Phases 2 and 3 occur, staff will report to Planning Committee at that time.

ACCESSIBILITY IMPACTS

As part of the submission package to the Federal Lands Initiative, the City and Ottawa Community Housing Corporation committed to ensure that the entire project will have full Universal Design as outlined in the National Housing Strategy requirements for new construction. In addition, more than 20% of the total number of units for the project will be accessible.

ENVIRONMENTAL IMPLICATIONS

The proposed affordable housing development will be designed to exceed environmental and energy efficiency standards in the Ontario Building Code as described in this report. In addition, environmental protective measures will be ensured through site plan control approval at the time the site is developed.

TECHNOLOGY IMPLICATIONS

N/A

TERM OF COUNCIL PRIORITIES

The recommendations in this report are aligned with the 2015-2018 Term of Council Strategic Plan and address Strategic Initiative #40 The 10 Year Housing and Homelessness Plan, under the Strategic Priority of Healthy and Caring Communities, specifically the Strategic Objective HC3: create new affordable housing options;

ensuring access to, and availability of, a range of housing options to meet the needs of our vulnerable residents for today and tomorrow.

SUPPORTING DOCUMENTATION

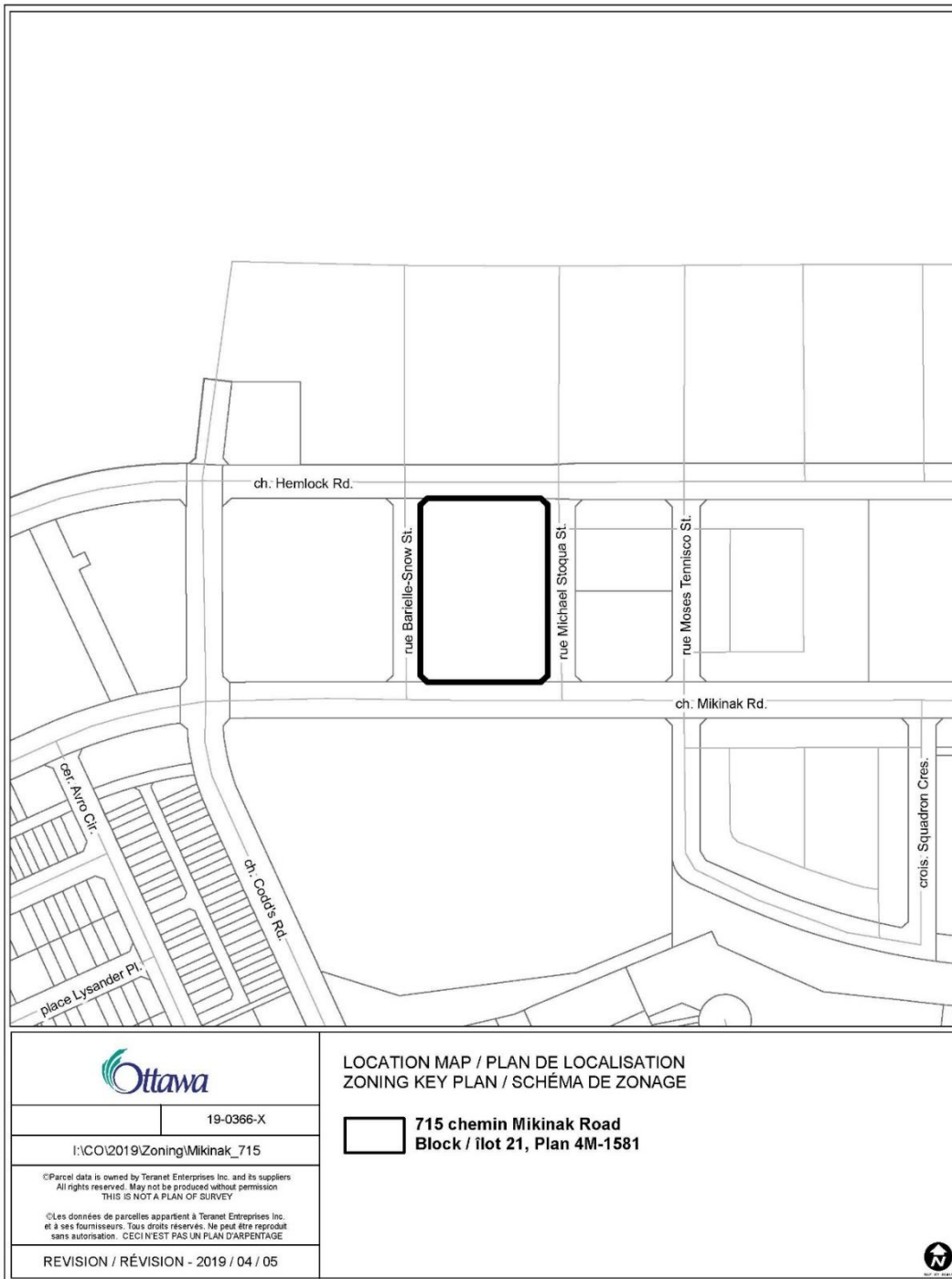
Document 1 – Location Map

Document 2 – Concept Site Plan

DISPOSITION

Upon approval by Council, the Director, Housing Services will work with the Director, Corporate Real Estate Office, Legal Services and Ottawa Community Housing Corporation to complete the transactions described in this report.

Document 1 – Location Map



Document 2 – Concept Plan

