

EXTRACT OF DRAFT MINUTES 21
FINANCE AND ECONOMIC
DEVELOPMENT COMMITTEE AND
PROTECTIVE SERVICES
COMMITTEE
2 MARCH 2021

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 21
COMITÉ DES FINANCES ET DU
DÉVELOPPEMENT ÉCONOMIQUE
ET DU COMITÉ DES SERVICES
COMMUNAUTAIRES ET DE
PROTECTION
LE 2 MARS 2021

HOUSING BLITZ AND REQUEST FOR OFFERS TO SEEK ADDITIONAL
TEMPORARY ACCOMMODATION FOR HOMELESS FAMILIES (ARISING
FROM REPORT ACS2021-CCS-CPS-0002 *TABOR APARTMENTS – RE-
HOUSE 24 FAMILIES AND CEASE THE PER DIEM*)

ACS2021-CCS-CPS-0002

RIDEAU-VANIER (12)

REPORT RECOMMENDATIONS

**That the Finance and Economic Development Committee and
Community and Protective Services Committee recommend Council
approve:**

- 1. The City launch a proper procurement process to house the 24 families living at the Tabor Apartments (120-140 St. Denis); and**
- 2. That the City cease the hotel per diem relationship and use of Tabor Apartments (120-140 St. Denis) no later than July 1st, 2021.**

Councillors R. King, J. Leiper and S. Menard were in attendance for this portion of the meeting.

The following staff spoke to a PowerPoint presentation on the Tabor Apartments

report:

- Donna Gray, General Manager, Community and Social Services (CSS)
- Shelley VanBuskirk, Associate General Manager, Recreation, Cultural and Facility Services
- Saide Sayah, Director Housing, CSS

A copy of the PowerPoint presentation as well as photos shown to the Committee are held on file with the City Clerk's office.

Prior to receiving the presentation, Councillor Fleury read the report recommendation which followed by Councillor Deans introducing a motion to amend the report recommendations. Councillor Dudas proceeded to introduce a replacement motion to the report recommendation.

After receiving clarification from the City Clerk in regard to the order in which the motions should be presented,

Following the presentation, the Committee heard from the following delegations:

- 1) Robin Browne
- 2) Tony Miller
- 3) Jacqueline Sultan
- 4) John Adeyafa
- 5) Letysia Kabundi
- 6) Ahmed Syed - Owner of Tabor Apartments
- 7) Dasha Gueletina
- 8) John Dickie
- 9) Gwen Madiba
- 10) Laura Shantz

11) Holly Patterson

12) *Lauren Touchant – Vanier Community Association

13) Jenni Campbell

14) Sueann Hall

Many of the delegations spoke on the following items and concerns:

- All delegations other than Mr. Syed were in favour of the report as written.
- Many very concerned with the fact that most if not all clients at the apartments are black and immigrants.
- Many are afraid to bring up problems with the apartments for fear of losing the housing.
- Many neighbours have seen the conditions around the building and in the building even though many improvements have been done just recently.
- Delegations felt that money being spent on these units (almost \$3,000 a month) could be better spent by using as rent supplement money on better and more affordable housing.
- There are obvious issues with waste disposal, pest control, and basic living conditions in this apartment building. Neighbours believe that anyone who lives in the neighborhood sees that this man is not honoring his obligations as a landlord.
- Mr. Syed, the owner says he has spent a fair amount of money meeting the City's standards and provides good value for money at these apartments. Furnished, security, linens, etc.

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Written submission from:

- *Kerry & Aaron Asselstine received February 11, 2021*

- *Forrest Pass and Manon Labelle received February 16, 2021*
- *Joëlle Kabisoso received February 17, 2021*
- *Hannah Bernatchez received February 17, 2021*
- *Tina Bradford received February 17, 2021*
- *Gaelan Kells received February 17, 2021*
- *Jolane Lauzon received February 17, 2021*
- *Chelsea Mitchell received February 17, 2021*
- *Pamela Provis received February 17, 2021*
- *Anick de Sousa and Jeffrey Hunt received March 1, 2021*

Following the delegations, staff responded to members' questions and provided comments as listed below:

- The City's focus should be on the 370 families as opposed to only the families at the Tabor apartments.
- Tenants rights are through the Landlord Tenants Board; however those rights are built into the City's agreement with the owner.
- Pictures were shown to the Joint Committee of the Tabor apartments showing the condition of the units.

In response to a request from Councillor Meehan suggesting a friendly amendment to the Dudas motion to include wording that temporary emergency accommodations are provided with respect to the Tabor apartment residents, Councillor Dudas did not support the friendly amendment.

Councillor Deans then proposed an amendment to the Dudas motion to include her amendment to the report recommendations.

As such, the Committee voted on the motions as set out below:

MOTION No. FEDC/CPSC 2021 9/1

Moved by Councillor D. Deans

That the Dudas motion (being MOTION No. FEDC/CPSC 2021 10/1) be amended to add

- 1. That the City cease the hotel per diem relationship and use of Tabor Apartments (120-140 St. Denis) no later than September 2021, and if this date is unachievable that the General Manager report back in advance of September 2021 with a rationale for why the deadline cannot be met and a plan for re-housing all of the families; and**
- 2. That when current tenants are relocated to permanent housing, no new families are placed at the Tabor Apartments (120-140 St. Denis) as part of the City's hotel per diem relationship.**

Such that the amended motion read:

WHEREAS the report "Tabor Apartments – Re-house 24 Families and Cease the Per Diem" (the Report) seeks to terminate the use of the Tabor apartments at 120-140 St Denis for the purpose of temporary emergency accommodations by July 31, 2021 when the Family Shelter is at capacity and hotels/motels are not suitable for larger families;

AND WHEREAS due to the COVID-19 pandemic there is a decreased capacity in the Family Shelter and the transitional housing system to a point where facilities must operate at less than half of their occupancy to meet public health standards;

AND WHEREAS staff continue to provide temporary emergency accommodations for more than 370 households on a daily basis in the Family Shelter, transitional housing and overflow locations such as hotels, motels and isolation spaces;

AND WHEREAS staff indicate in the Report that the health and safety concerns with the Tabor apartments continue to be actively monitored

and immediate remediation of issues required by the landlord through By-law Services and Ottawa Public Health and that the City's use of the apartments, for temporary emergency accommodations, is preferable for larger families since they do not require multiple hotel rooms;

AND WHEREAS households who wish to be accommodated in a hotel/motel instead of the Tabor apartments are moved upon request;

AND WHEREAS the pandemic has created some potential vacancies in the private market that otherwise may not have been available during the previous Request for Offer(s) for hotel/motel and other forms of temporary accommodation conducted in 2019;

AND WHEREAS permanent housing should be the first option for any family and temporary accommodations should only be necessary to help families experiencing homeless to transition to safe, permanent, affordable housing;

THEREFORE BE IT RESOLVED THAT City Council approve:

1. That the City cease the hotel per diem relationship and use of Tabor Apartments (120-140 St. Denis) no later than September 2021, and if this date is unachievable that the General Manager report back in advance of September 2021 with a rationale for why the deadline cannot be met and a plan for re-housing all of the families; and
2. That when current tenants are relocated to permanent housing, no new families are placed at the Tabor Apartments (120-140 St. Denis) as part of the City's hotel per diem relationship; and

THEREFORE BE IT FURTHER RESOLVED that City Council direct Housing Services to:

- (1) conduct a housing blitz, with community partners such as Refugee613 and the Eastern Ontario Landlords Organization, to identify permanent housing that is affordable and available for the homeless families currently in the shelter system;
- (2) conduct a new Request for Offers (RFO) to seek additional temporary accommodations across the City to provide greater options for

homeless families while they wait to secure permanent housing; and

- (3) direct staff to advise Community and Protective Services Committee and Council on the outcome of this process, including any changes to the approved workplan to accommodate the directions outlined in this motion.

LOST on a division of 5 YEAS and 14 NAYS, as follows:

YEAS (5): Councillor D. Deans, M. Fleury, T. Kavanagh, C. McKenney, C.A. Meehan

NAYS (14): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 10/1

Moved by Councillor L. Dudas

WHEREAS the report “Tabor Apartments – Re-house 24 Families and Cease the Per Diem” (the Report) seeks to terminate the use of the Tabor apartments at 120-140 St Denis for the purpose of temporary emergency accommodations by July 31, 2021 when the Family Shelter is at capacity and hotels/motels are not suitable for larger families;

AND WHEREAS due to the COVID-19 pandemic there is a decreased capacity in the Family Shelter and the transitional housing system to a point where facilities must operate at less than half of their occupancy to meet public health standards;

AND WHEREAS staff continue to provide temporary emergency accommodations for more than 370 households on a daily basis in the Family Shelter, transitional housing and overflow locations such as

hotels, motels and isolation spaces;

AND WHEREAS staff indicate in the Report that the health and safety concerns with the Tabor apartments continue to be actively monitored and immediate remediation of issues required by the landlord through By-law Services and Ottawa Public Health and that the City's use of the apartments, for temporary emergency accommodations, is preferable for larger families since they do not require multiple hotel rooms;

AND WHEREAS households who wish to be accommodated in a hotel/motel instead of the Tabor apartments are moved upon request;

AND WHEREAS the pandemic has created some potential vacancies in the private market that otherwise may not have been available during the previous Request for Offer(s) for hotel/motel and other forms of temporary accommodation conducted in 2019;

AND WHEREAS permanent housing should be the first option for any family and temporary accommodations should only be necessary to help families experiencing homeless to transition to safe, permanent, affordable housing;

THEREFORE BE IT RESOLVED that City Council direct Housing Services to:

- (3) conduct a housing blitz, with community partners such as Refugee613 and the Eastern Ontario Landlords Organization, to identify permanent housing that is affordable and available for the homeless families currently in the shelter system;
- (4) conduct a new Request for Offers (RFO) to seek additional temporary accommodations across the City to provide greater options for homeless families while they wait to secure permanent housing; and
- (4) direct staff to advise Community and Protective Services Committee and Council on the outcome of this process, including any changes to the approved workplan to accommodate the directions outlined in this motion.

CARRIED on a division of 15 YEAS and 4 NAYS, as follows:

YEAS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, T. Kavanagh, C. Kitts, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

NAYS (4): Councillor D. Deans, M. Fleury, C. McKenney, C.A. Meehan

Note: Due to the approval of Motion No. FEDC/CPSC 2021 10/1, the Deans motion to amend the report recommendation was no longer in order.

DIRECTION TO STAFF:

That Community & Social Services staff be directed to explore the possibility of moving larger families into adjoining and/or additional units to allow them more space.