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Official Plan Amendment - 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831  
Cedarwood Drive and 2816 Sandalwood Drive

ACS2021-PIE-PS-0081

Alta Vista (18)

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### **Report recommendations**

- 1. That the Planning Committee recommend Council approve:**
  - a. An amendment to the Official Plan to create new Site Specific Policy in Volume 2b for the Heron Gate area as detailed in Document 2;**
  - b. The changes as shown in Document 2 be carried forward for consideration in the new Official Plan, to be considered by the Joint Committee of Agriculture and Rural Affairs and Planning Committee and Council later this year;**
  - c. That the implementing amendment to the Official Plan/new Official Plan shall not proceed to Council until such time as the Memorandum of Understanding is executed;**
- 2. That Planning Committee recommend that Council delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department to enter into a Front-Ending Agreement for the works related to the Sandalwood Park improvement to be partially front-ended by Hazelview at an upset limit of \$350,000 (including applicable H.S.T.) with reimbursement through Development Charge credits to occur upon the time when net new units having paid the urban parks component of the overall rate; and**
- 3. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the**

City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 8, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The following motions were introduced at the outset of consideration of this item:

**Motion N° PLC 2021-47/1**

Moved by Councillor S. Menard

**WHEREAS staff recommend approval of an Official Plan Amendment for 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive and 2816 Sandalwood Drive to create Site Specific Policy in Volume 2b for the Heron Gate area;**

**WHEREAS staff and the Applicant have negotiated a Memorandum of Understanding that specifies a total of 510 existing units to be designated as "Secure Affordable Existing" units for 20 years and a further 510 new units to be designated as "Secure Affordable New" units for 10 years;**

**WHEREAS the community has made it clear that there is an expectation for deeper affordable housing for housing and for a longer period of time, i.e. beyond 10 years;**

**THEREFORE IT BE RESOLVED that Planning Committee direct staff to have further discussions with Hazelview prior to the next Council meeting with the objective of increasing the affordable housing contribution timeframe to 15 – 20 years instead of the confirmed 10 year period, and update the MOU if all parties are amenable to this change.**

**Motion N° PLC 2021-47/2**

Moved by Councillor J. Cloutier

**WHEREAS staff recommend approval of an Official Plan Amendment for 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive and 2816 Sandalwood Drive to create Site Specific Policy in Volume 2b for the Heron Gate area;**

**WHEREAS staff, the Applicant and the Ward Councillor have negotiated a Memorandum of Understanding that specifies a total of 510 existing units to be designated as "Secure Affordable Existing" units for 20 years and a further 510 new units to be designated as "Secure Affordable New" units for 10 years;**

**WHEREAS through consultations and discussions with the community, the need has been outlined for affordable housing, replacement housing for homes that will be demolished and rebuilt, and the provision for park space;**

**WHEREAS the Ward Councillor, members of the community, Hazelview and staff have responded to these needs for growth and development of this community;**

**WHEREAS the community has further recommended a longer period of time is needed for Hazelview to provide affordable housing, i.e. beyond 10 years;**

**WHEREAS Hazelview recognizes the importance of an extended period of time would be beneficial to the residents of Heron Gate; and**

**WHEREAS Hazelview has reviewed their financial Performa and has determined that they will be able to extend the period of offering affordable housing beyond the original 10 years.**

**THEREFORE BE IT RESOLVED that prior to Council, the Director, Planning Services confirm in writing with Hazelview that Hazelview will execute the Memorandum of Understanding with the following revision:**

**Clause 4(2)**

Hazelview shall provide to the City within one week of a unit being designated pursuant to subclause (1) a written statement that the unit is being so designated. Such designation shall remain in place for a 15 year period from the date of the designation as identified in such written statement.

Mélanie Gervais, Planner III, Planning, Infrastructure and Economic Development Department and Saide Sayah, Director of Housing, Community and Social Services Department provided a presentation, a copy of which is held on file.

The applicant, as represented by Antonio Gomez Palacio, DIALOG; Michael Williams, Hazelview; Colleen Krempulec, Hazelview Responsibility provided an overview of the

proposal. A copy of their presentation is held on file. They responded to questions after the committee had heard from the other public delegations.

In addition to the Applicant, the committee heard 14 other delegations on this matter, as follows:

- Marty Carr, President, Alta Vista Community Association (AVCA) highlighted key considerations and concerns about the lack of defined policy and mechanisms in place with respect to 'affordable' housing; an inadequate supply of social housing; an inadequate social contract being offered by the developer. He indicated the AVCA would only support the proposal subject to certain confirmations in respect of section 37 benefits; rights of previously evicted tenants; time commitments on units for existing tenants being evicted; City subsidy to enable some 'deeply affordable' units; performance reporting on affordable units and social enterprise; continued negotiations on 10 and 20 year intervals to ensure continued affordability.
- Paul Howard suggested the proposal is lacking and the developer should be pushed to do more for the community, particularly vulnerable youth, such as better parks and recreation facilities. He also spoke to the need for clearer definitions of affordable housing.
- Sam Hersh asked that the City go back to the table with the developer to negotiate a better social contract agreement that puts tenants first and their essential and necessary right to housing, rather than puts the developer's profit first. He indicated the proposed as stands amounts to systemic racism as the units would not really be affordable for many in the marginalized community, it contains no mention of right of return for tenants already evicted, and it only allows units to stay 'affordable' for 10-15 years.
- Xavier Tremblay, President, South Ottawa Mustangs suggested organized sport has a role to play in bringing the community together and football could be at the heart of the proposed development; he welcomed the expansion of the park to create new community spaces but recommended improvements, such as a score board, bleachers, and a club house for community events, which would be more equitable with facilities enjoyed by neighbouring communities.
- Mavis Finnermore suggested the proposed MOU is inadequate and does not address residents' concerns, does not equate to truly affordable housing, would

not be in place for an appropriate length of time, and does very little for existing or already evicted tenants.

- Marie Lourdes Garnier suggested the proposal does not satisfy the community's requests or meet their concerns in terms of providing diverse and affordable housing for an appropriate length of time.
- Last Mazambani recommended the proposal be delayed to allow further negotiation on the definition, range, amount, and duration of affordable housing to be provided, as well as on the social enterprise aspects of the proposal.
- Love Afinotan worried the proposal will mean a rent increase beyond what she and her family can afford and lead to her eviction.
- George Brown suggested the proposal amounts to community gentrification and falls short in addressing the community's needs and providing real community benefits and he recommended it be renegotiated with the community at the table.
- Ethan Sabourin suggested the proposed MOU is inadequate and should be renegotiated with existing tenants, including the definition of affordable housing; the term length of the contract; public / social enterprise to be provided; climate considerations in terms of the building design and heating plan and connections to public transportation.
- Kahmaria Pingue, Manager of Operations, SNAP Program, Somali Centre for Family Services suggested the voices of the disadvantaged and marginalized in the community have not been heard, as reflected by the lack of social enterprise and truly affordable housing in the proposed MOU, which will result in further gentrification of the community.
- Jimale Ibrahim (and family) worried the proposal means their rent will increase and given their hardships, they will have to leave the property.
- Heather Myebach spoke to problems she has faced, as a tenant, with the building's property management and communication, and indicated the proposed affordable housing calculation is too high.
- Huda Mukbil, NDP candidate in Ottawa South, suggested the true definition of affordable housing is not being met here and the proposal offers little benefit or protection for tenants.

The following correspondence was provided to the committee coordinator between August 16, 2021 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on August 26, 2021, a copy of which is held on file:

- Email dated August 19 from Kevin Pickles
- Email dated August 19 from Johanne Blain
- Email dated August 21 from Jeremy Kirkham
- Email dated August 22 from James Lea
- Email dated August 22 from Maureen Drouin
- Email dated August 22 from Jeff Clarke
- Email dated August 24 from Leah Landry, Community Legal Services of Ottawa
- Email dated August 25 from Kaite Burkholder Harris, Alliance to End Homelessness
- Email dated August 25 from Paul Howard
- Presentation slides, Alta Vista Community Association (Marty Carr)
- Email dated August 25 from Ashley Reynolds, Ottawa ACORN
- The following submissions were also received by the Committee Coordinator prior to the release of the agenda:
  - Letter dated July 21, 2021 from Martin Adelaar, OCBN Steering Committee, on behalf of the Ottawa Community Benefits Network
  - Letter dated July 15, 2021 from Norman Moyer, President, Lowertown Community Association
  - Letter dated July 22, 2021 from Jen Hartell, Board Chairperson, Somerset West Community Health Centre

In addition to Mélanie Gervais and Saide Sayah, the following staff also responded to questions: Lee Ann Snedden, Director of Planning Services, Planning, Infrastructure and

Economic Development Department; Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services Department.

**Motion N° PLC 2021-47/1** was withdrawn by Councillor Menard.

**Motion N° PLC 2021-47/2** CARRIED on a division of 9 yeas and 0 nays, as follows:

YEAS (9):                    Councillors R. Brockington, J. Cloutier, L. Dudas, C. Kitts,  
J. Leiper, S. Menard, T. Tierney, Co-Chair G. Gower, Co-Chair  
S. Moffatt

NAYS (0):                    (none)

The report recommendations CARRIED a division of 6 yeas and 3 nays, as follows:

YEAS (6):                    Councillors R. Brockington, J. Cloutier, L. Dudas, T. Tierney, Co-  
Chair G. Gower, Co-Chair S. Moffatt

NAYS (3):                    Councillors C. Kitts, J. Leiper, S. Menard