

## Summary of Written and Oral Submissions

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

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

#### Number of delegations/submissions

Number of delegations at Committee: 15

Number of written submissions received by Planning Committee between August 16 (the date the report was published to the City's website with the agenda for this meeting) and August 26, 2021 (committee meeting date): 15

#### Primary concerns, by individual

**Marty Carr, President, Alta Vista Community Association** (oral submission; slides held on file)

- Significant concerns regarding height, density, sun shadowing, traffic, and infrastructure.
- Want to acknowledge the work done by City staff, Councillor Cloutier, and Hazelview with the work that's been undertaken on the social contract. Although never provided with the specifics of the negotiations, the Councillor kept us up to date.
- Has been challenging to understand how a City that has declared a housing emergency (Jan 2020), has a council liaison on housing and homelessness (Dec 2018), in which cost of housing has risen by 17% last year alone, and the city that has the second most renters in the country, has no policy framework in place to support the provision of affordable housing with developers.
  - ❖ There is no definition of "affordable housing"
  - ❖ No City template for community benefit agreements/social contracts
  - ❖ No mechanism to require private developers to ensure affordable units (such as Montreal with their 2020 by-law)
  - ❖ No inclusionary zoning policy
  - ❖ No renoviction policy

- ❖ A backlog on Social Housing Registry of 10 000 families (5 year wait) and an inadequate supply
- Already aware that there's going to be a demand for these in the future, and there seems to be little advancement with the City with respect to social housing.
- Herongate has no existing affordable or social housing units but is considered affordable housing by default because of the conditions of the units, which are mainly inhabited by new Canadians and immigrants. Only supports currently available are provided by the community itself
  - ❖ The situation went virtually unnoticed until the evictions
- Neighbourhood equity index (NEI) in Herongate is the second lowest in the city
- 2016 Census – Median after-tax income is \$38 766 in a highly multi-cultural neighbourhood
- This MOU is the most significant “affordable housing” deal negotiated with a private developer in City history
  - ❖ The biggest improvement is that there will be no further renovations of this population. It's too late for the 158 families already evicted
  - ❖ Upfronting the development charges for Sandalwood Park, which is desperately needed.
- Very little in terms of affordable housing has been negotiated outside of the section 37 benefits.
- Key concerns:
  - ❖ 4-bedroom homes to be considered, but not priced for affordability
  - ❖ The language used by the developer in the social contract and press release are not consistent with what is being offered
  - ❖ Falls short of the City's eventual 25% goal
  - ❖ Allowance of a 10-year time frame is unacceptable—poor precedent not seen in other jurisdictions
  - ❖ No commitment to community spaces other than the central park.
- In order to support the application, the AVCA wants to see the following:
  - ❖ Confirmation section 37 benefits pertaining to affordable housing will be considered at site plan stage

- ❖ Confirmation tenants previously evicted (2016/18) can reapply for an affordable housing unit within Heron Gate
- ❖ Confirmation tenants that are being evicted due to destruction of units (559) and who are offered a similar sized unit will have unit in perpetuity
- ❖ Confirmation existing City of Ottawa housing programs (rent supplement, housing allowance) will be leveraged and utilized so that some of the 18% of units that are affordable are “deeply affordable”
- ❖ Confirmation that Hazelview will report performance on affordable units as well as on efforts related to social enterprise
- ❖ Confirmation Hazelview will reopen negotiations on 10 and 20 year interval to ensure continued affordability

**Sam Hersh** (oral submission)

- people living in Hazelview have been dealing with tragedies linked to these developments. Quality of life is threatened by the actions of Timbercreek and Hazelview who are more interested in profits than the wellbeing of the people living in their housing, even with this social housing plan.
- thank the people of ACORN and residents of Herongate in making sure that we discuss this issue today
- There’s a perception that developers have a strangle hold on City Council.
- Horizon Ottawa were disappointed when they saw the new social framework proposed for many reasons already mentioned.
  - ❖ These units are not affordable for the poor and working-class residents living here. They’re being priced out of their community with this definition of “affordable housing” which includes the most marginalized living in our city.
  - ❖ No mention of a right to return from residents that have been already evicted. This was an integral demand, and Hazelview is continuing to act in bad faith by saying that their community is built for some and not others
  - ❖ The units will only stay affordable for 10-15 years. The housing crisis will not end in 10-15 years.
- The bottom line and profits of Hazelview is being put at equal or greater footing to the essential right to housing of residents of this city. The need to

be housed should always be placed first, otherwise we will never get out of this housing crisis

- The city just gave a presentation that the housing crisis is only going up, not down.

**Paul Howard** (oral and written submission)

- The Memorandum of Understanding is being lauded as a landmark social contract that will improve the supply of affordable housing in Heron Gate, but this is not the case. For Herongate residents living in poverty, the social contract does not ensure adequate affordability and does not offer long-term protection from eviction.
- Vulnerable residents are concerned that the proposed plan is a distraction from the fundamental issue of generational poverty. While David White confirmed the MOU is legally binding and enforceable in the courts, I don't believe this will secure the future well-being of Herongate families.
- Those familiar with the history of Herongate have ample reason to be cynical. In 2017, Councillor Cloutier failed to protect the well-being of 255 families evicted from their Herongate homes. Local community leaders begged, pled, and even campaigned in the last municipal election for city officials to intervene in Timbercreek's eviction and demolition plan. Councillor Cloutier declared that he was powerless.
- So how has the local Councillor suddenly acquired the power to exercise control over the process? Many fear that the social contract is but a distraction offering false hope to those who require homes at affordable rents to sustain their well-being.
- affordable rents for ten years is no guarantee of long-term well-being. Will the vulnerabilities of Heron Gate families be resolved following a decade of fixed rents?
- Councillor Cloutier acknowledged that the deal with Hazelview "wasn't perfect," but said it was a step forward. The Councillor's admission is the reason Herongate residents continue to fear for their well-being.
- past disappointments and inaction leave me cynical. Vulnerable citizens of Ottawa do not need MOUs and claims of social contracts, but instead a forward-thinking redevelopment masterplan — a plan similar to what revitalized Toronto's Regent Park.

- Binding property developers to social contracts, when their past deeds reveal little compassion for vulnerable citizens, has more potential for disappointment than success.

**Xavier Tremblay, President, South Ottawa Mustangs** (oral submission)

- The Herongate community has been critical to our club's survival over the years. The kids are not blind. We take them around the city and they get to see things like turf fields, scoreboards, lights, bleachers, splash pads, etc. Then these same kids come back from these road games and compare their own neighbourhood, and the inequity stands out.
- The evictions that happened a few years ago left a glaring hole in the community and now we're at a stage where we have an opportunity with the proposed redevelopment.
- From the Club's perspective, more families mean more recruitment into the club and bring into the game of football. I believe that football can be at the heart of the revival in the area and bring this community together.
  - ❖ by expanding park facilities, we'd be creating new community spaces
  - ❖ Would like to see some things go into recreation infrastructure

**Mavis Finnamore** (oral submission)

- Member of ACORN and former resident of Herongate and contributed to the development of the social contract.
- Stop the displacement of low-income tenants (past and present) and accommodate those residents in new affordable units and provide other social benefits that would enhance the community.
- Shocked and disappointed by the report presented by staff. This MoU does not reflect the needs and concerns of residents. The Herongate chapter of ACORN voted against acceptance. It makes no mentions of the needs of residents from the 2015-2016 evictions, only the remaining residents who will be displaced when the remaining townhouses and low-rise apartments will be demolished.
- Does appear that two different calculations for affordability were used and some old apartment buildings were included as part of the redevelopment. The older ones were slated to be at market rent, which for many residents is still too high. Larger families coming from townhouses will be shoehorned into these smaller apartments, and this does not live up to Hazelview's promise of getting same-size replacement units.

- Hazelview is pretending to promise that residents whose homes will be demolished will have a choice to get a unit in a new building. But this is not a real choice. After 10 years, the prices will skyrocket, and tenants will be pushed out. This is slow-motion gentrification.
- What I am asking is for the city to delay the passing of this until better terms are agreed to on the MoU. There's no need to rush this through, especially since the Official Plan is going through a refresh, which will redefine "affordable housing" and include an inclusionary by-law. There's also interest from many Councillors to include an anti-displacement policy.
- This is an opportunity to close the book on the huge stain of the mass evictions in Herongate have become.
- If this passes, we will fight and appeal the decision. This MoU was meant to rectify many problems. You have an opportunity to end this by fixing the terms of affordability, the income targets, the lack of rent control, and including the right of return of previous tenants. Important to do better than this present agreement.

**Marie Lourdes Garnier** (oral submission)

- Ask you not to support the OPA for the development. ACORN requested affordable housing. We wanted diversity among different types of buildings, to preserve some elements, and what we are getting doesn't match the community requests.
- Their affordable housing definition doesn't work for us. We can't afford that. According to the definition, it would be maintained from ten to twenty years.
- You have to listen to ACORN's requests; we are the voice of the Herongate residents. Hazelview has to develop a new plan that will include the desires of the tenants living there. We have to go back to the negotiation table and find a plan that satisfies the needs of our community.

**Last Mazambani** (oral submission)

- Some issues observed while living in Herongate is the lack of maintenance from the developer, and that the developer is arrogant when it comes to complaints by tenants.
- With regards to the OPA, we ask the planning committee to reject it and amend it to include some of the community demands that are not included in the current MoU, as well as delay it until it can be negotiated.

- ❖ for us to get affordable housing range of 25%, and in the OPA we only have 16% classified as affordable housing. There are different interpretations of affordable housing, and neither fits the profile of the people living in Herongate, which should consist of low and medium income people.
  - ❖ Fully oppose the average market rent because it's not affordable for our members
  - ❖ Second definition of designated affordable units is confusing, and neither the developer nor the city has given us a clear answer. At the very least, it would be above market rent, which is not affordable. Our residents don't make more than 45k a year.
- it's a termination plan that is only going to run for ten years. The poor will always be there and cannot plan for the future by proposing this plan.
  - In the plan, it says rooms will be demolished and will be replaced with something else, but that it won't allow tenants to move in between.
  - We want social enterprise, we want green spaces, and employment in the community.

**Love Afinotan** (oral submission)

- Many tenants signed a petition because they are scared.
- It has been my son's desire to study aerospace engineering. I came to Canada for the first time to attend his graduation. That was when I found out that Canada is a very developed place. We found a place in Orleans, a 3-bedroom townhouse where we spent \$1753 before utilities. This was so he could have a place to live as a family when we visit Canada. After getting the house, I went back to Nigeria. In 2016, brought my second son to Canada. Then I had issues back home and when I think of the safest place to go, I thought of Canada, because my two sons were already here, and I already had a rented house. We lived there for two years until we got a notice. The notice was so short, and the first place we found was Timbercreek. In the peak of winter, the roof was leaking, and we put buckets to catch the water. I slipped and fell on a puddle of water and hit my head. I called 311 and when someone came, I was sleeping outside. I refused to pay rent for one month and Timbercreek took me to court. Timbercreek put a hold on us that we were troublemakers, so we couldn't get a house.

**George Brown** (oral submission)

- Over the 8 years of Herongate’s well-documented history, as a result of ACORN efforts and other community efforts, we bit by bit went to the LTB and secured several hundred thousand dollars in rent abatements for tenants. I was also at the table when the last round of renovations occurred. The mayor, ward Councillor, and City legal staff said there was nothing they could do legally. The developer had the right to demolish and to evict with proper notice.
- The city didn’t have a policy on proactive by-law enforcement, and it didn’t have a rental replacement by-law like many other municipalities across the country. Now you can do something. You’ve got a developer that has tabled a massive plan that’s going to be built out over twenty years and needs you to approve it.
- there’s no such thing as private development anymore. Building is not a right, but a privilege, and the build has to reflect the City of Ottawa’s values.
- In the past, there was nothing you could do, developments got built, housing improved, and we figured it would trickle down, but we lost affordability. Now we have tools. Now we have the social contract.
  - ❖ you can address affordability (which development does not address), including deep affordability.
  - ❖ MoU doesn’t make references to any of the other stuff they promised, such as social enterprise and social procurement. These are things that happen now in community benefit agreements in other communities. It’s not in this one.
- Go back and work on these other things. Hazelview has not earned any trust from this community. This agreement needs to be a comprehensive one, and the community needs to be at the table to negotiate. Credit to the Councillor for working hard, but this isn’t good enough.

**Ethan Sabourin** (oral submission)

- Tenants have been clear that the situation is untenable. The MoU is an inadequate, and perhaps a malicious, solution to supplying affordable housing to low-income tenants and avoiding the displacement that comes with gentrification. The MoU must be renegotiated with the tenants at the table either as equals or as privileged negotiators compared to the developers. ACORN has a deep understanding of housing policy that is necessary at the table to do this right. Their personal knowledge is richer than Committee, City staff, or the developers on these issues.



- Need to think about taking some of this space and turning it into public housing instead of just for private profit. To properly address the housing crisis, we need to consider the power of the housing market and try to constrain it through public intervention. Affordable housing that runs out after ten to twenty years is only going to lead us down the road of further empowering the power of the housing market and developers, not tenants.
- With public housing, you can think about these goals even clearer through the provision of affordable commercial space, parks to serve the public and connections to public transportation.
- With public housing, you can think about a procurement process that allows us to aim for zero carbon. Building housing today, especially over a 20-year plan that's not zero carbon, isn't efficient and is going to lead us to not just a housing crisis, but also towards furthering the climate crisis.

**Kahmaria Pingue, Manager of Operations, SNAP Program, Somali Centre for Family Services** (oral submission)

- Work with youth and family counselling services within the Herongate community. We go into their homes, we work with them in terms of school advocacy, resources, and what I've seen on the ground is not reflected in the MoU.
- Majority of the clients are new Canadians that need settlement support, integration support, and they want to start a new life. Many are seniors, or they're multilingual families seeking resources for employment, learning the official languages, citizen classes; things they need to become fully functioning Canadians.
- Families that were evicted by Hazelview years ago are still trying to heal from that situation, which was considered "development". In reality, we have to acknowledge that it was gentrification.
- We were invited among the residents of Herongate to attend the visionary meetings. We looked at the social contract, and we were hoping to see some results from all that consultation. We were told that our voice matters, but we don't feel that our voices are heard. Requests were ignored.
- We want affordable housing, and we want it to be realistic. Being realistic looks like compassion. Residents should be able to afford it for more than ten years, which is not long enough to learn the language, to orientate yourself, or for your children to integrate into schools, to save up for a mortgage, etc.

We want 25 to 35% of affordability housing, which is what this community needs.

- Social enterprise is effective and does make an impact.

**Jimale Ibrahim** (oral submission)

- Dad wants to do a deputation, but he only speaks Somali. He's an ACORN Herongate member and has been living here for three years. Can't afford another place because we are a big family. My sister is in a wheelchair, so we can't live in a small place in a tall building. Moving would be a lot of stress for my family. We don't know where else we can go and we can't afford higher rent. We used to live in another home but they tore our house down, so we've already had to move. Please don't pass. We're very scared. Please do your job and protect my family.

**Heather Myebach** (oral submission)

- Re: affordability; thirty percent of a person's income is a good idea but add that thirty percent of what minimum wage is would be better.
- My experiences with Timbercreek have not been good. We've had our water turned off at least three times a month, the elevators are always broken, wheelchair buttons that don't work, rusted stairwells, etc. When I addressed an issue with black mold, they came in and put plaster over top, which is not a proper repair job. Trying to get in touch with Timbercreek has been impossible. Only their emergency line gets answered.

**Huda Mukbil, NDP candidate in Ottawa South** (oral submission)

- Calling on the City of Ottawa to follow through on its obligation to ensure that Hazelview follows through on the social commitments that were made and reject this application and get back to negotiation table.
- In 2019, Hazelview promised protections for tenants that included rental replacement, affordable housing units, and housing diversity, but has failed to deliver on these promises. Hearing from activists and family members experiencing this, there appears to be a breakdown in communication and that people's voices are not at the table.
- My specific objection is similar to what has been raised already, which is that 16% of the neighbourhood being considered affordable housing and that the definition of affordable housing is not being met.
- worried about the mental health of people going through this and want to encourage us all to get back to negotiations and further communications.

- Spoke to NDP's commitments to housing and affordability in the community.

**Jen Hartell, Board Chairperson of Somerset West Community Health Centre** (written submission) (received July 22)

- As a community health centre, we see the impact that safe and affordable housing can have on one's health and the health of the community. We believe that equitable development can help mitigate the negative impacts of gentrification. By clearly and objectively stating expectations, a legally binding agreement between the City, Hazelview and community stakeholders can minimize negotiation costs and reduce uncertainty for both neighbours, developers, existing residents, and governments. Specifically, we support their request for:
  - ❖ Rental Replacements: New affordable housing units in the redevelopment should be offered to current tenants as well as the families previously evicted in 2018 and 2016 at the same rent and the number of bedrooms as before.
  - ❖ Transparency: Publishing quarterly reports on progress to be reviewed at in person meetings with signatories, identified stakeholders and tenants
  - ❖ 35% Affordable housing in each phase of the development and working with the City to ensure deep affordability, family housing and accessible units
  - ❖ Social Enterprise and local hiring from equity seeking groups living in Herongate
  - ❖ green space such as a community garden and community hub that includes affordable childcare services and recreation facilities.
  - ❖ 20% of new commercial space should be affordable
  - ❖ Maintenance and upkeep of existing buildings and units must be a priority. Annual proactive inspections should be completed by City By-law to address property standards violations.
- This social contract would also help preserve affordable rental accommodation and promote sustainable community economic and social development. Do not support Hazelview's request for an Official Plan Amendment, unless there is a firm commitment to sign a transparent and legally binding community benefits agreement that reflects residents' vision for the future of their neighbourhood. New housing and business

development are meant for residents and show investment in communities. It is time for Ottawa to pilot our first community benefit agreement with the Herongate Community.

**Martin Adelaar, OCBN Steering Committee, on behalf of the Ottawa Community Benefits Network** (written submission) (received July 21)

- Community Benefits Agreementss have been adopted in Vancouver, Toronto, and Windsor as more and more communities learn that they offer an accountable and inclusive platform to realize various socio-economic outcomes from developments. OCBN urges the Planning Committee to ensure that approval of Hazelview Investments' request for an Official Plan Amendment be conditional on, among other things, a legally binding "social contract" (CBA) as has been negotiated among the City, Hazelview and Herongate community stakeholders. The no displacement, affordable housing and other outcomes being sought by the Herongate community are considered fundamental building blocks for post-pandemic "building back better" in Ottawa.
- your leadership can truly make a difference in building inclusive, diverse and sustainable communities. A social contract seems like a natural progression of innovation, building on the city's plan to bring in social procurement and also to target community benefits outcomes from the LeBreton redevelopment.
- The OCBN is ready to support and collaborate with Council, staff, the Herongate community, ACORN and Hazelview Investments to make this a showcase redevelopment.

**Norman Moyer, President, Lowertown Community Association** (written submission) (received July 15)

- The Lowertown Community Association urges you not to support Hazelview's request for an Official Plan Amendment without their firm commitment to sign a transparent and legally binding agreement that reflects tenants' vision for the future of their neighbourhood.
- By clearly and objectively stating expectations, such agreements can minimize negotiation costs and reduce uncertainty for both neighbours, developers, existing residents, and governments. Specifically, we support their demands for:

- ❖ New affordable housing units in the redevelopment should be offered to current tenants as well as the families previously evicted in 2018 and 2016 at the same rent/number of bedrooms as before.
  - ❖ Publishing quarterly reports on progress to be reviewed at in person meetings with signatories, identified stakeholders and tenants
  - ❖ 25-30% Affordable housing in each phase of the development and working with the City to ensure deep affordability, family housing and accessible units
  - ❖ Social Enterprise and local hiring from equity seeking groups living in Herongate
  - ❖ Community amenities like a community garden & BBQ space and community hub that includes affordable childcare services.
  - ❖ 20% of new commercial space should be affordable
  - ❖ Maintenance and upkeep of existing buildings and units must be a priority. Annual proactive inspections should be completed by City By-Law to address property standards violations.
- would also help preserve affordable rental accommodation and promote sustainable economic development. Housing and development require system change. New housing and business development are meant to be for residents, not the other way around. Like many cities around North America, it is time for Ottawa to pilot our first community benefit agreement.

**Kevin Pickles** (written submission)

- This is the City's opportunity to challenge a mega-developer that seeks to financialize housing. Will you show real commitment to providing affordable housing? Please reject the current proposal and look to restore the 500 residents to their former homes.

**Johanne Blain** (written submission)

- It is unacceptable to see the City favor developers over people in need of housing. I'm also disappointed to see what the City has in store for the upcoming Official Plan. It's obvious that there are interests involved that don't align with those of residents.

**James Lea** (written submission)

- I'm saddened that my home is slated for demolition. My preference would be for more attention to be paid to maintaining the existing homes and community.
- One of the benefits of this community is green space and landscaping. With this development and increased density, smaller green spaces will be paved and trees will be lost.
- happy to see that there is a social contract in place to ease the transition for residents.
- have some concerns about the current proposal regarding affordability. Without adjustments, I expect the current plan would be at odds with the Term of Council priority of "Thriving Communities." I would urge at point 2 in the contract (Affordability) that rather than having "up to 20%" as a goal, there be a requirement of 35% affordable housing. The "up to" phrasing is problematic as the landlord's motivation would be to maximize profit per hectare.
- have concerns with the definition of "affordable housing." To tie affordability to average income in the city overall, and then suggest that housing is affordable if it is at the 50th percentile of cost. I would suggest focusing on a benchmark of low or moderate income for the 30% housing expense. The average income in the Herongate community could be used, or perhaps the 20th percentile of income for the City as a whole if the Herongate amount is not readily available. To use overall city income, and to call housing "affordable" if it's at or below the market average for the entire city, seems very misleading.

**Maureen Drouin** (written submission)

- was pleased to see the inclusion of a summary of primary concern for the existing communities in the report. I saw that some concerns were taken into account but unfortunately not all nor sufficiently. I appreciate the effort to try to integrate infrastructure, social and environmental criteria and the amendments already made to the application.
- very strongly believe that this application and plan cannot be approved as is and requires essential amendments to meet the concerns and expectations of the community and the neighboring communities as reflected in the consultation feedback.
- If all else fails, the zoning amendment should only permit moderate density and related 9 stories building height with no additional tall buildings than are

currently on site. And If there is no way out and a further compromise is required there should only be one approved with the same heights as the already existing ones.

- ❖ affordable housing lowered from 25 to 20 % as I understood! In any case affordable should be 30-35 % of gross income
  - ❖ the density level should be maxed to the current zoning criteria permitting 4988 units level as currently the case
  - ❖ all aspects securing thriving quality of life and safe project community and neighboring communities referred to should be guaranteed commitments before approval including beautifying design built avoided cement locks recently developed.
  - ❖ references to abatements, alternative designs and density bonuses(?) should not be committed in advance and should be taken out of the plan
- Planners recognize the need to maintain the current aspects of the community, but the application has density and mass that isn't in line with the community or its aspects. The position, grouping, and lack of sunlight caused by the shadow impact of the new builds already developed does not inspire confidence in the promises made for this proposal.
  - Even though the City has policies to preserve trees and greenspaces, these are not considered by the new developments. We could easily line Heron Rd with trees and greenspace while putting distance between the buildings and the roads.
  - A mid-rise building with a maximum of 9 stories is better for the community than the proposed 25 stories. A mid-rise is already a big compromise.
  - The fact that this location already has 19 story buildings is not an excuse to add taller buildings. In fact, it's the opposite: adding a 25-story high-rise to those already existing would change the aspect of the community that planners say they want to maintain.
  - The improvements to the park and separation between buildings promised by the application are good, but there are no parameters suggested. There are no concrete plans for greenspaces and community gardens and it's unclear what there will be in terms of activities and recreation/leisure uses.
  - With all the comments from residents during public consultations regarding density, mass, and height, how can the developers and planners proceed to

believe that this plan “will enhance and complement desirable characteristics and long-term renewal”? The plan and drafted models don’t suggest “a liveable security and social/community, vibrant mix place; but yes a real compact city/town pop up within a residential community.” This is not downtown Toronto and I don’t see how this plan aligns with global best practices for community quality of life or for the environment.

- What does “limited commercial use fronting on Heron” mean?
- There are no statistics on the traffic impacts within the community or adjacent communities and arterial main roads like Heron or Walkley. Parking is already an issue. There’s also no mention of the impacts on our property values or impacts on the environment. What are the advantages to neighbouring communities?
- There were questions regarding 3 spaces for private properties. What are these? Why? For what use?
- disagree with the use of “density bonusing” or with “alternative development standards.” If I’m understanding this correctly, this is very dangerous for quality of life and we shouldn’t be minimizing the high risks of social problems and security that comes with high density areas
- disagree that the developers should receive subsidies. It’s high time that developers take their full responsibility and contribute to society.
- I’m in favor of the social contract to put in place leisure, accessibility in the design, and a percentage of affordable housing in the builds, but not that their definition of affordable should be 30-35% of gross salary. And why a limit of 10 and 20 years? What guarantees are in place that this will take place?
- With the main aspects of the plan in place (density, height, massing), there’s nothing reassuringly specific for the promises made, nor are there going to be more opportunities to address these before the submission of the plans. These parameters/promises should be addressed and put into the plans right now and the plans drawn should at minimum match what had already been promised.
- There doesn’t seem to be any guarantees or liaisons with the organizations or institutions to assure community feedback, including the cultural and security aspects. The social contract proposed is welcome but have yet to confirm that the population to whom the contract applies will remain “low income, racialized, and culturally diverse.”



- I don't see how the proposed plan will bring about a flourishing community, especially when we're told that the community aspects are external from the application, even though these should be part of the contract proposed. I'm not convinced that the community will benefit if this plan is approved as is.

**Jeff Clarke** (written submission)

- Don't want to live in shadow. The original proposal would have cost us many hours of sunlight per day for about half of the year. Amended proposal would take a few hours of morning sunlight from us in the winter months, which I consider acceptable. The report also seems to allow some wiggle room for the fact that Heron Road is a future Bus Rapid Transit.
- To support this proposal, I would need a guarantee that:
  - ❖ the building heights along Heron Road will not exceed 6 storeys,
  - ❖ only two towers of not more than 18 storeys will be built directly behind them, and
  - ❖ the future development of the Bus Rapid Transit along Heron Road will not affect the height allowances in the area immediately south of Heron Road.
- participated in several of the community input groups, and only one participant (not a nearby resident) suggested commercial development along Heron Road – yet this seemed to emerge as a consistent demand after the workshops.
  - ❖ I think that this is an invention of the people who planned the meetings.
  - ❖ the entire development is within walking distance of the Herongate Mall, which still has vacancies.
  - ❖ If there is to be commercial development, we have no real assurance of what kind it will be. Small, studio-sized businesses that do not operate at night would be acceptable.
  - ❖ with 6000 units of new housing, we may be out-voted when it seems that the future interests of the community are best served by a strip-mall or a bar. Our nights are already fairly loud along Heron Road, but lights, traffic, and noise could substantially affect our quality of life.
- original proposal tripled the existing density to around 5500 units. The current proposal involves 6427 units. This will have considerable effects on the

parking and transportation, and we are concerned that the City has not adequately thought them through.

- ❖ Heron Road will turn into day-long traffic jams
- ❖ would necessitate a future widening of Heron Road. As with the commercial development, in a few years we would be outnumbered and unable to oppose the addition of more lanes. This could be avoided if Heron Gate becomes a “transit-oriented development” but, at present, I see a lot in the proposal about development and not much about transit.

### **Alliance to End Homeless Ottawa** (written submission)

- urge the City to renegotiate the terms of Hazelview's Official Plan Amendment (OPA) to create a more effective agreement for affordable housing. Despite significant efforts by City staff and Councillor Cloutier to negotiate the inclusion of affordable housing, the commitments by Hazelview are simply not good enough. As this deal with Hazelview is the first of its kind, it is critical to get this right.
- Affordable housing is rapidly declining in Ottawa. Given the overheated housing market of the last year, this trend has likely only accelerated. Reports of “renovictions” have increased to the point that federal political parties are naming this as part of the housing crisis in the country
- This landmark deal with Hazelview is another opportunity to lead the way in developing a strong precedent for private developers on how affordable housing must be integrated into all new builds. This needs to be a moment where we demonstrate our commitment to ensuring diverse neighbourhoods where people from all income levels can afford to live.
- appreciate the need for a staggered approach, but the timeline for the creation of affordable housing will not meet the needs of the community. Over the next 20 years, just 510 units will be provided as secured affordable homes in the existing buildings.
- The City's Official Plan defines affordable housing as housing for which low or moderate income households pay no more than 30 percent of their gross annual income, regardless of the type of unit or number of bedrooms. Yet affordability is defined in two different ways in the OPA, both of which are problematic and discriminatory towards people in need of deeply affordable housing - the very families that were evicted in the first place, that had been promised the option to return.

- The first affordability commitment is that units will remain at or below Average Market Rent (AMR) for 20 years. There is no formal commitment to ensure that a certain percentage of these are multi-bedroom or family-sized, as was originally promised by Timbercreek. Only a “willingness” is expressed. Low-income families will have little to no access to family-sized units. Many of the households evicted were families with children. These measures of affordability ignore the reality of this community and they ignore the reality of our city. Affordability must be based on what people actually earn, not what a speculation-driven market enables.
- While there is a commitment to ensure that households renting these units are only paying 30% of their household income, the OPA assumptions around household incomes ignore the economic reality of the community that has been evicted.
  - ❖ The average annual household income in Ottawa is just over \$86,000.3 - one of the highest in the country.
  - ❖ in Herongate, the majority of households earn between \$10,000 - \$53,000.4
  - ❖ For rent to be considered affordable to the majority of households in this neighbourhood, according to the City’s own definition, a maximum monthly rent of \$1325.00 is required.
- According to the OPA, the measure being used to determine income affordability is based on income deciles. This definition is joined by a chart that seems to imply that household income deciles are tied to unit size and no other information is offered to provide clarity.
  - ❖ The 2<sup>nd</sup> average household income decile is \$42,000 - already a number that will exclude many Herongate residents. This decile is tied to a bachelor apartment.
  - ❖ The implication of this chart indicates that households in need of multiple bedrooms are somehow in much higher income deciles. Children are not income-earners, so it is hard to understand why this interpretation is presented at all.
- there is no commitment throughout the MOU to ensure that larger units are actually reserved for households in lower-income deciles. This is a striking lack of clarity, and leaves the door open for higher income decile households to rent one of these “affordable” units. A formal commitment needs to be made in the MOU ensuring that these affordable units are reserved for

households in lower-income deciles to ensure access to affordable housing for the households in need of it most.

- Families are the fastest growing homeless population in Ottawa. The commitment to affordability for 10 years will simply displace these communities in 10 years' time if we do not ensure affordability in perpetuity. The homelessness and housing affordability crisis will not disappear between now and 2030.
- After the build is complete, just 16% of the units will have controlled rents that are still not affordable to low-income communities. This sets a dangerous precedent for the future of Inclusionary Zoning in Ottawa.
- urge you to work with the City's current definition of affordable housing to achieve stronger, deeper, affordability for this community. At least 20% of the units should be deeply affordable. This deep affordability must be in perpetuity with a legally binding commitment to family-sized and accessible units.
- While the federal and provincial governments are called on to invest in more affordable housing, municipalities have the strongest means of leverage for affordable development. Planning decisions and zoning approvals are one of the most effective tools that municipalities can use
- set a higher standard for affordability in our community. Future developers will look to this as the bar for social contract negotiations moving forward. Hazelview's commitments to this community may fall short, but our commitments to them and future communities at risk must not.

#### **ACORN Canada** (written submission)

- Hazelview's plans for redevelopment do not protect or create affordable housing, nor does it reflect the desires of the community.
- After total build out is complete, only 16% of the neighbourhood will be "affordable housing"
  - ❖ Herongate ACORN since 2018 has been calling for 25-35% affordable housing with an emphasis on deep affordability.
  - ❖ The City declared a housing and homelessness emergency in 2020 and the City's current Official Plan aims for 25% of development to be affordable housing. The community needs Planning Committee to take the housing crisis and the Official Plan seriously by not passing this

OPA, amending it or at least delaying a decision until the affordable housing requirements can be renegotiated.

- the “affordable housing” units are not affordable for low income and working-class families
  - ❖ The report defines “affordable housing” in the existing high rises as below average market rent. Yet the City of Ottawa declared a housing and homelessness emergency back in January 2020 because the market has failed to provide affordable housing.
  - ❖ CBC reported that the majority of Herongate households earn less than \$45,000/year and the ones most impacted by this redevelopment live in 3-unit townhomes. The staff report says that average market rent for a 3 bedroom is \$1,850. However, for this to be affordable (30% of one’s income), the household would have to be earning \$74,000/year. As such, average market rent is NOT real affordable housing.
  - ❖ New units Hazelview constructs are deemed “affordable housing” if rents are 30% of average income by household income deciles. 30% of one’s income is a good definition of affordability, but the income targets are unrepresentative of Herongate and who is in core housing need in our city. Herongate residents fall within the 5th-30th income percentile while the affordable units in new construction are meant for those within the 20th-50th income percentile.
  - ❖ 83 per cent of households earning less than \$10,000 live in severely unaffordable housing, spending more than half their income on rent, compared to 0.2 per cent of renter households earning over \$60,000. It is clear there is an affordability crisis facing low-income renters, yet the current recommendations only support the middle class.
- The “affordable” units will only be “affordable” for 10-20 years. Our housing crisis will not be over in just a decade or two, nor will poverty be eradicated. We need affordable housing in perpetuity.
- The new units will not be subject to rent control, therefore rents will skyrocket after they reach their “affordability” term, after which they are not subject to rent control, forcing any low or moderate income family out of those units.
- The only options for existing tenants is to either move their families into one of the current high-rise apartment buildings or to move into one of the new units where rents will only be affordable for 10 years. This is not the rental

replacements that ACORN had been calling for. Moving large families of 7+ into high rise apartment buildings is not suitable for their needs or their neighbours.

- No replacement units are being offered to previously evicted tenants who wish to return to the community. There are tenants who desperately miss their community and support systems. These tenants should be given the right to return to an affordable unit at a similar rent and number of bedrooms as their original home.
- Hazelview's 2019 commitments to housing diversity, social enterprise, and green space are not included in the memorandum of understanding. This is why the Herongate ACORN Tenant Union is demanding that the City of Ottawa do one of the following:
  - ❖ Go back to the table with Hazelview and re-negotiate a deal that reflects the needs of the community
  - ❖ Amend the agreement to reflect the community's demands
  - ❖ Delay the agreement through a holding symbol with the MOU as a baseline until the affordable housing requirements are strengthened
- Over the past 3 weeks, ACORN organizers have knocked on 1300 doors, generated 100 calls to the CEO of Hazelview and collected almost 500 petition signatures in the neighbourhood in support of ACORN's Alternative Vision For Herongate. None of which is included in the final plan. More petition signatures and phone calls are being generated every day.

## Primary reasons for support, by individual

**The applicant as presented by Antonio Gomez Palacio, DIALOG; Michael Williams, Hazelview; Colleen Krempulec, Hazelview Responsibility** (oral submission)

- Affordability is a critical item and there's incredible complexities in having public sector financing and fund affordable housing. This is the private sector stepping up to the plate and doing everything possible to make a positive contribution towards affordability.
- This is a mature neighbourhood that the Official Plan is orienting a lot of growth in and wanting to evolve (transit-oriented, walkable, complete community).
- Phase 1 is already built. Had a lot of engagement to get us here. Was also our first introduction into diversifying housing type.

- Since 2016, there was a lot of public engagement. Input from residents was valuable.
- Process consisted of using the Community Wellbeing Framework, which focuses on affordability, socialization, access to services, mobility, resilience, etc, on how we can support the wellbeing of the community. Then went to the community to ask how they can be best served in this way.
- Wanted to make sure that we were establishing an ongoing mechanism for engagement with the community. This is intended to be an ongoing conversation.
- All lead to the vision statement and a series of principles that guided the work of the teams working throughout
- The social contract was introduced based on feedback from the community. Housing security became a huge element of the conversation, therefore it's first and foremost in the social contract. It also includes affordability, housing diversity, social enterprise and green space.
  - ❖ Social enterprise objectives include a Summer Student Employment Program, a Co-Op Program, the Heron Gate Hub, and the Heron Gate Community Liaison.
  - ❖ One of the largest community benefits agreements in the province
  - ❖ Remains committed to affordability despite changes in the market
  - ❖ Over 1000 affordable housing units planned
- In addition to Sandalwood Park, there's a proposal for another park in the heart of the community
- Spoke to the build form and site plan of the proposed development

**Jeremy Kirkham** (written submission)

- spent a great deal of time in heron gate area both for public housing and private companies. There is a huge need for more services especially for the youth in this area. I am glad you are all doing something finally.

**Community Legal Services of Ottawa** (written submission)

- request that the Planning Committee ensure that Hazelview commits in the 'social contract' to community benefits that adequately reflect the community's needs and asks.

- Believe the community benefits outlined in ACORN’s report entitled “The Alternative Vision for Herongate” should be a mandatory aspect of Heron Gate’s re-development and request the Planning Committee to ensure all the elements included in the ACORN report are reflected in the MOU, in particular the need for a minimum of 35% affordable housing units, with an emphasis on deep affordability, meaning that these units must be affordable for social assistance recipients and those living on a low income.
- The City of Ottawa declared an affordable housing and homelessness emergency and crisis in 2020, which the COVID-19 pandemic has only exacerbated. The Heron Gate redevelopment presents an opportunity for the City to take a major step to address this crisis through its power to require Hazelview to meet certain community benefit requirements, key among them affordable housing for those living on a low income.

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent five hours and 49 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as amended as follows:

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.

**Ottawa City Council**

Number of additional written submissions received by Council between August 26 (Planning Committee consideration date) and September 8, 2021 (Council consideration date): 0

**Effect of Submissions on Council Decision:**

Council considered all submissions in making its decision and carried the Planning Committee recommendations, as amended by the following:



#### MOTION 59/2

THEREFORE BE IT RESOLVED that Council concur in a clarification to the Memorandum of Understanding to include the following two additional provisions:

- a) 4(3) Subsequent to the end of the 15 year period in subclause 4(2) above, no sublet, assignment, transfer, or other change whatsoever in tenant(s) of record on the tenancy will be recognized and that the tenant understands, accepts, and undertakes that any occupant or other person deemed a tenant by statute or otherwise will not have right of tenure to the tenancy in place of the tenant(s) of record.
- b) 4(4) At the end of the 15 year period during which this suite is designated a Secure Affordable New housing suite, on SUITE SPECIFIC DATE, and continuing until this tenancy is terminated, prevailing rent controls will govern annual rent increases but no “new construction” exception from rent controls will apply. For greater clarity, annual rent increase guideline limits will apply to rent increases regardless of the age of the property.

#### MOTION 59/6

THEREFORE IT BE RESOLVED that Council direct staff to review the Herongate development Memorandum of Understanding and report back to Council no later than Q2 – 2022 with respect to best practices, lessons learned, and the challenges negotiating the respective MOU.

#### MOTION 59/7

BE RESOLVED that Council formally request Hazelview engage with previous tenants, who have accepted move out compensation packages, to inform them of the number of affordable housing units within the development; and that if they qualify, that they are welcome to apply for an affordable housing unit within the respective development.

#### MOTION 59/8

BE IT RESOLVED that the Ward Councillor, in co-operation with the Heron Gate Steering Committee, the Ottawa District Labour Council and the Ottawa Community Benefits Network form a working group to establish a second Memorandum of Understanding that will focus on workforce development initiatives (including recruitment for trades training from BIPOC communities); social procurement and social enterprises.