
City of Ottawa's Response to the Ontario Housing Affordability Task Force
Report Recommendations

ACS2022-PIE-EDP-0008

City Wide

Report recommendations

That the Planning Committee recommend Council approve the following:

- 1. Receive this report and approve the City's response to the fifty-five Ontario Housing Affordability Task Force recommendations as shown in Document 1; and**
- 2. Direct the General Manager, Planning, Real Estate and Economic Development to submit the City's response to the Ministry of Municipal Affairs and Housing; and**
- 3. Request that Mayor Watson or his delegate, on behalf of Council, make representations as needed to the Minister of Municipal Affairs and Housing detailing the City's position.**

Stephen Willis, General Manager, Planning, Real Estate and Economic Development Department (PRED) presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following speakers addressed the Committee to speak and where visual aids are referenced, they are on file with the City Clerk:

- Dean Tester, Make Housing Affordable spoke in favour of the recommendations from the Ontario Housing Affordability Task Force and his opposition to the staff report recommendations. He raised concerns regarding the housing crisis, housing prices doubling, lack of supply and

the city planning process.

- John Dance, Old Ottawa East Community Association (slides on file) identified the need for the City to push back on the Task Force's premises and deficiencies, encourage community engagement in development process and addressing affordable housing for lower income families.
- Patrick Sylvain* urged the Committee to support the Housing Affordability Task Force recommendations and reject the recommendations in the staff report, noting that the city needs to be a leader in housing affordability and suggests the City move to end single family zoning.
- Linda Hoad, Heritage Ottawa* expressed concerns with the Task Force recommendations as it relates to heritage, noting the lack of understanding in the report about the purpose and impacts of heritage designations. Heritage Ottawa endorses staff responses specifically to recommendations 12, 16 and 17 from the Task Force and encouraged the Committee to support the staff report recommendations.
- Laura Urrechaga, Old Ottawa South Community Association* expressed concerns related to the Task Force recommendations, noting community involvement should not be reduced to the legal minimum or reduce the power of municipal councils or to adopt a one size fits all approach to municipalities across Ontario. There is a need for increased affordable housing, preserving heritage properties and notes the Province should work more collaboratively with the City.
- Patrick Morton spoke to concerns with the Province's lack of consideration in the report related to low income housing, climate change and taking power away from municipalities, stressing the importance of improving affordable housing, intensification and public consultation.
- Alex Cullen, Federation of Citizens' Association* spoke to a number of concerns related to recommendations from the Ontario Task Force on Housing Affordability. The Province did not spend time on the demand side of the housing equation especially for low income families. The ability to access suitable housing is important to the social impacts on health, allowing people to participate fully in their communities.

- Alan Cliff spoke to concerns related to housing affordability and homelessness, noting the city's response to the Province could speak more to the housing shortage.

[* *Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]*

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Misha Sokolov email dated March 4, 2022, opposing
- Email dated March 4, 2022 from Etienne Rousseau, opposing
- Email dated March 8 from John Banker, opposing
- Email dated March 8 from Akeel, opposing
- Email dated March 8 from Guy Holmwood-Bramwell, opposing
- Email dated March 8 from Doug Thomson, opposing
- Email dated March 8 from Laura Urrechaga, Co-Chair, OSCA Planning and Zoning, with comments
- Email dated March 8 from Jason Burggraaf, Greater Ottawa Home Builders' Association, with comments
- Email dated March 8 from John Sankey, with comments
- Email dated March 8 from Sandy Nadugala, opposing
- Email dated March 8 from Kevin Ulug, opposing
- Email dated March 8 from Valerie Wright, Council on Aging Ottawa, with comments
- Email dated March 9 from Ian McConnachie, Crystal Beach Lakeview Community Association, with comments
- Email dated March 9 from Kyle DeCaluwe, opposing

- Email dated March 9 from Heather Pearl, Champlain Park Community Association, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motions:

Motion No PLC 2022-58/1

Moved by Co-Chair G. Gower

THEREFORE BE IT RESOLVED THAT Recommendation 3 be revised to:

“Request that Mayor Watson and the Co-Chairs of Planning Committee, on behalf of Council, make representations to the Minister of Municipal Affairs and Housing detailing the City’s position, with a focus on:

- 1. Increasing provincial support for affordable housing and supportive housing.**
- 2. Ensuring that meaningful public participation and engagement in the planning process is maintained.**
- 3. Maintaining local context considerations, including the importance of heritage protections.**
- 4. Maintaining equitable OLT appeal rights for residents and community groups.”**

CARRIED

Motion No PLC 2022-58/2

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS the Province of Ontario’s released 55 recommendations through its the Ontario Housing Affordability Task Force; and

WHEREAS Recommendations 26 through 31 seek to “weed out” or “prevent appeals” the task force believes is aimed at delaying projects,

WHEREAS the task force points to latest data from the Ontario Land Tribunal’s 2019-20 report states that there are more than 1,300 unresolved cases; and

WHEREAS the National Capital Region's latest growth population statistics show that it is the fourth fastest growing urban area in the Country; and

WHEREAS Statistics Canada reports Ottawa's 2021 population alone is now 1,488,307; and

WHEREAS recommendation number 26 states the province should require appellants to promptly seek permission ("leave to appeal") of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted; and

WHEREAS The City report states it has no concerns provided the province restore an office to advise community organizations or other stakeholders on the mechanics of filing a proper appeal; and

WHEREAS the City further states Resources would also need to be provided to the Ontario Land Tribunal so that an expeditious review of the material providing on the "leave" application could be done and not cause delay; and

WHEREAS recommendation 30 requests the province to provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets; and

WHEREAS The City supports this recommendation but to be successful, this recommendation should reflect the specific needs of the National Capital Region;

THEREFORE BE IT RESOLVED that Council request the Solicitor General to create an Eastern Ontario - Ontario Land Tribunal to address the backlog and allow for timely reviews in Ottawa.

AND THEREFORE BE IT FURTHER RESOLVED that following the City's recommendation, this Eastern office include an office to advise community organizations or other stakeholders on the mechanics of filing a proper appeal.

CARRIED

Motion No PLC 2022-58/3

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS the City of Ottawa is proud to be Canada's Capital; and

WHEREAS the City includes unique neighbourhood and villages; and

WHERE AS communities evolve and needs change, and at times school properties being unused for educational purpose due to change in neighbourhood demographic; and

WHEREAS many public lands are vacant and offer development opportunities; and

WHEREAS the City has not signified the City's objective for the development of these Federal, Provincial, Crown agencies and City public lands; and

WHEREAS these lands should be considered in a complete community lens ahead of development and redevelopment; and

WHEREAS the City has unique opportunity to ensure that publicly owned land meet the introducing a full range of affordability and increase the number of rental housing stock

WHEREAS the Ontario Housing Affordability Task Force mandate was to explore measures to address housing needs; and

WHEREAS government-owned land was outside the mandate, but many stakeholders noted the value of surplus or underused public land and land associated with major transit investments in finding housing solutions; and

WHEREAS several stakeholders on the task force raised issues that they believed to have merit in further consideration; and

WHEREAS in Ottawa there are a number of vacant lands to be considered as underused including but not limited to Federal vacant lands such as former Canada Post offices, MTO/417 lands no longer being used for

transportation expansion, provincial vacant school lands; and

WHEREAS the task force did recommend to permit as of right conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.

WHEREAS The City has no concerns with this proposal, provided there are appropriate checks and balances to address land use compatibility between sensitive land uses and industrial uses that may be adjacent.

THEREFORE BE IT RESOLVED that the City request the Province of Ontario, based on their Affordable Housing Task force recommendations include renewed policies to easily transfer provincially owned lands within Ottawa to unlock housing options on vacant provincial properties deemed surplus (including crown agencies, LCBO, MTO, school boards, etc).

CARRIED

Motion No PLC 2022-58/4

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS Ottawa is a city of neighbourhoods and Villages.

WHEREAS Each of these neighbourhoods and Villages are unique, but many elements of the City's neighbourhoods and Villages are similar and is what shapes our City

WHEREAS the City's Official Plan sets objectives to continue to ensure these neighbourhoods and villages thrive

WHEREAS these objectives include intensification, 15-minute neighbourhoods, Climate Change-focused considerations and pedestrian and cycling friendly focused planning

WHEREAS the Official Plan intends to improve sophistication in urban and community design for good urbanism at all scales, from the largest to the very small.

WHEREAS the Province of Ontario's released 55 recommendations through its the Ontario Housing Affordability Task Force; and

WHEREAS recommendations 12 through 15 inappropriately define the review process for a planning applications as “NIMBYism” and can “delay the process” and extend the costs for building, remove the community consultation and local municipal councillor input and authority; and

WHEREAS in a City like Ottawa, in mature urban neighbourhoods a site plan requirement helps capture elements of design such as materials, lighting, parking, garbage storage, landscaping and privacy; and

WHEREAS The City does not agree with a complete override of these tools people value; and

WHEREAS the City’s new residential zoning intensifications such as R4 has expanded to much of the inner urban core;

WHEREAS this zoning brings multi-residential buildings with significant increase in intensification within a residential neighbourhood;

WHEREAS The City has introduced several zoning tools, such as the Streetscape Character Analysis and the Mature Neighbourhoods Overlay, to ensure that new development of any size is compatible with the surrounding neighbourhood context.

WHEREAS part of this site plan process that includes to consult with residents and local representatives can alleviate future pressure within communities and costs to the city (such as bylaw infractions relating to safety, noise, garbage and parking); and

THEREFORE BE IT RESOLVED that committee direct staff to clarify in their report ahead of replying to the province the importance of site plan and its current review process in certain neighbourhoods and communities that have been rezoned or are zoned Residential Fourth Density and not exempt it from public consultations and input.

CARRIED

Motion No PLC 2022-58/5

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS The Province of Ontario released its 55 recommendations

through its the Ontario Housing Affordability Task Force; and

WHEREAS the mandate of the Task Force was to explore measures to address housing affordability; and

WHEREAS the Housing Affordability Task Force recommends limiting exclusionary zoning in municipalities through binding provincial action including allowing as of right residential housing up to four units and up to four storeys on a single residential lot;

WHEREAS this recommendation aims to address how Ontario can quickly create more housing supply by allowing more housing in more locations “as of right” (without the need for municipal approval) and make better use of transportation investments.

WHEREAS this recommendation further aims to get more housing built in existing neighbourhoods more quickly than any other measure; and

WHEREAS the City of Ottawa has currently grown and intensified the focus remains on the inner core of the City; and

WHEREAS these intensification goals have pushed the limits of space, including green space

WHEREAS use of lands and extended the urban landscape further east, west and south for up to four units and up to four storeys on a single residential lot should be considered; and

WHEREAS this can be successfully achieved by extending the urban core intensification goals to align with the extension of the City’s Light Rail Transit Confederation line and the current expansion to Trim Road to the East and Moodie Drive to the West;

WHEREAS The City’s response supports the intent of the proposal and has taken up this challenge in adopting the new Official Plan; and

WHEREAS to properly meet the City’s Official Plan intensification goals, the outer urban boundaries need to absorb greater intensification where appropriate; and

WHEREAS The City does not see the need for the province to impose a

solution on municipalities, but further clarity in direction and the Provincial Policy Statement would be appropriate; and

THEREFORE BE IT RESOLVED THAT the City of Ottawa agrees that the Province needs to lead a discussion on ways to remove exclusionary zoning that inhibits allowing a variety of housing types in neighbourhoods in Ontario. The City encourages the Province to adapt the Provincial Policy Statement and issue best practices, but the City of Ottawa wants to retain the right to adapt any new standards to local conditions.

CARRIED