

MAY 2023



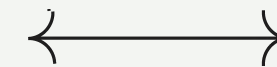
**MAKE  
HOUSING  
AFFORDABLE**



# Ottawa Housing Action Plan



MAKE HOUSING  
AFFORDABLE



CITY OF OTTAWA

# Introduction

- ↓ Ottawa has pledged to build 150,000 net new homes over the next 10 years
- ↓ Our Official Plan target is roughly 80,000 net new homes in that same time frame
- ↓ We need a Housing Action Plan to make up the difference and make housing affordable.

Ottawa has pledged to build 150,000 homes in the next 10 years, but so far has not put forward any meaningful plan to meet that target.

That's why we at Make Housing Affordable believe it's time for Ottawa to develop a Housing Action Plan. This plan should serve two purposes.

First, it should put Ottawa in the best possible position to meet our housing targets, so we can build as many units as possible and make housing affordable.

Second, it should help us qualify for the federal government's Housing Accelerator Fund.

The HAF is providing up to \$4 billion total to municipalities who develop a Housing Action Plan that meet their criteria.

For large urban cities like Ottawa, that means implementing at least 7 pro-housing measures that will meet the goal of increasing supply.

The federal government has listed 25 different ideas they believe cities can use to build more homes.

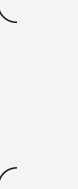
The more measures we implement, and the more units we commit to building, the more funding we'll get from the federal government.

So our proposal is simple: develop a housing action plan as quickly as possible, and begin implementation immediately, so that we can meet our housing target and secure funding for our city to build more homes.



# Agenda —

- 01 Housing Action Plan Ideas
- 02 Qualifying for the HAF
- 03 HAF Methodology
- 04 More Ideas (Appendix)



01

# Housing Action Plan Ideas —



MAKE HOUSING  
AFFORDABLE

# Housing Action Plan Ideas



01

Promote high-density development without rezoning (as-of-right zoning), e.g., for housing developments up to 10 stories in proximity (within 1.5km) of rapid transit stations and reduce car dependency.

The City is already working on this through its Zoning Bylaw Review. We should accelerate this process and approve these changes immediately.

Expand residential zoning to allow up to 10 storeys as of right where more storeys are not already permitted immediately within 1.5km of rapid transit.

This will immediately accelerate our Official Plan's goal to build more infill, reduce car dependence, and encourage people to use public transit.



# Housing Action Plan Ideas



02

Allow increased housing density (more units and storeys) on single lots, including promoting "missing middle" housing forms (buildings less than 4 stories).

The City is already working on this through its Zoning Bylaw Review. The city should accelerate this process and approve these changes immediately.

Allow up to four units, and four storeys, on any residential lot city wide.

This will immediately accelerate our Official Plan's goal to build more missing middle housing, allow for gentle intensification, and stop endless urban sprawl.



# Housing Action Plan Ideas



03

Partner with non-profit housing providers to preserve and increase the stock of affordable housing.

We strongly support the recommendations of the Scaling Up Non-Profit Housing In Ottawa from the Alliance to End Homelessness. The city should, at a minimum, double our budget for non-profit housing.

We should also commit to using public lands for affordable housing through leasing or selling at no cost to affordable housing providers or community land trusts.

This commitment to build more affordable housing will help reduce our 10+ year waitlist for social housing, and help us make progress towards ending the homelessness and housing emergency declared by our city.

A strong commitment to non-profit housing will also be profitable to the city over time as the cost of housing a vulnerable person is far less than the cost of supporting them in shelters or living on the street.

Many of the short term costs will be recovered immediately through the Housing Accelerator Fund.



# Housing Action Plan Ideas



04

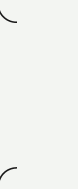
Implement incentives, costing or fee structures, for example, density bonusing, to encourage affordable housing and conversions from non-residential to residential.

Ottawa Mayor Mark Sutcliffe campaigned on this item and the province is already encouraging this by lowering development charges for affordable units and purpose-built rentals.

We should accelerate this plan by waiving all development charges and associated fees for purpose-built rentals and affordable units immediately.

The funding lost from these fees can be covered by funding from the Housing Accelerator Fund, and the property taxes paid over time will make rentals and affordable housing a long term net positive to the city.

We should also immediately introduce density bonusing for any project with an affordable housing component with at least 30 per cent of units affordable. These projects should receive at a minimum an additional 10 storeys by right within 1.5KM of major transit stations, and an additional 2 storeys by right elsewhere.





# Housing Action Plan Ideas



05

Implement revised parking requirements, such as reduced or eliminated parking spaces for new developments.

The City is already working on this through its Zoning Bylaw Review. We should accelerate this process and approve these changes immediately.

Remove parking minimums city-wide to encourage transit-oriented development and immediately make housing more affordable.

This will immediately accelerate our Official Plan's goal to reduce car dependency and encourage people to use public transit.



# Housing Action Plan Ideas



06

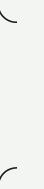
Promote and allow more housing types serving vulnerable populations.

The City is already working on this through its Zoning Bylaw Review.

We should accelerate this process and approve these changes immediately.

Rezoning areas near transit for a minimum of 10 storeys and rezoning residential areas city-wide for a minimum of 4 storeys will have a tremendous impact on the ability for non-profits to build supportive housing for vulnerable populations.

We can also eliminate development charges for non-profit and affordable housing, and offer density bonusing for projects with affordable housing components of 30 per cent of units or more.



# Housing Action Plan Ideas



07

Reduce and streamline urban design and character guidelines, i.e., eliminate height restrictions, visual character requirements, view cones, setbacks, etc.

We are already working on this through our Zoning Bylaw Review. We should accelerate this process and approve these changes immediately. We should eliminate or reduce height restrictions in every neighbourhood.

We should completely remove “neighbourhood character” as a planning consideration – this is a vague term with extremely negative connotations that has historically meant “we don’t want certain types of people living here.”

We should also remove all references to shadowing, view cones, angular planes, and other restrictive concepts which place the importance of a view above the importance of someone being able to afford a home.



# Housing Action Plan Ideas



08

Waive public hearings on all affordable housing projects conforming to the official community plan.

Community groups should not have the ability to delay or block needed affordable housing units. We recently saw this happen in Ottawa with 360 Kennedy Lane.

Neighbours were able to successfully delay affordable housing, using the planning concept of “parking” after circulating a petition claiming that affordable housing would cause neighbourhood crime to skyrocket and reduce their property values.

We should immediately reduce zoning restrictions on affordable housing by offering density bonusing for projects with a commitment to 30 per cent affordable housing, and waive the consultation process for affordable housing that meets our new and significantly less restrictive criteria.



# Housing Action Plan Ideas



09

Enable mixed-use redevelopment of city-owned properties while maintaining current government use where appropriate, e.g., building housing on top of a library or office space.

The city is already working with the federal government to explore converting underutilized office space to housing.

The city should also use its own assets to enable and encourage mixed-use housing options.

Housing should go hand-in-hand with jobs and retail – this is how we create 15 minute cities and walkable, livable neighbourhoods. Mixed-use developments should be allowed and promoted in every corner of the city, including city properties.



# Housing Action Plan Ideas

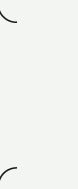


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Align development charges with infrastructure and servicing costs.

Low-density housing and urban sprawl have significantly higher servicing costs than urban infill and high density projects.

Development charges should be eliminated for affordable and non-profit housing, removed for purpose built rentals, and re-aligned city wide to incentivize infill housing.



# Qualifying for the Housing Accelerator Fund —



# Qualifying

In order to qualify for the Housing Accelerator Fund, we need to meet certain criteria.

- 01 Relevance to Housing Accelerator Fund objectives
- 02 Commitment to Increase Housing Supply
- 03 The effectiveness of the initiative on increasing the supply of housing
- 04 Housing Needs Assessment





### **Relevance to Housing Accelerator Fund objectives**

Proposed initiatives must support the HAF target objectives of building more homes, building complete communities with walkable, livable neighbourhoods, supporting affordable, inclusive, equitable, and diverse communities, and supporting low-carbon and climate-resilient communities.

This is evaluated on a pass/fail basis.

### **Commitment to Increase Housing Supply**

The most points will be awarded to communities committing to an annual growth rate of more than 2.5% and a percentage increase of more than 20%.

Total Points Available: 10

### **The effectiveness of the initiative on increasing the supply of housing**

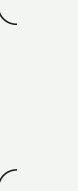
The most points will be available to projects implemented within 1 year, with the highest degree of housing and community improvement, with additional units achieved within 1 year, and with the highest degree of stability and predictability created within the housing system.

Total Points Available: 20

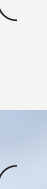
### **Housing Needs Assessment**

Strong proposals will include a Housing Needs Assessment Report to demonstrate housing needs.

Total Points Available: 5



# Methodology for the HAF —



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# Methodology

- 01 Base Funding
- 02 Top Up Funding
- 03 Affordable Housing Bonus



## Base Funding

The Housing Accelerator Fund base funding is estimated at \$20,000 per HAF incentivized unit. This number may be adjusted in the future, but this is useful for calculating the potential impact.

They will ask the City of Ottawa to compare the number of units anticipated without the support of the Housing Accelerator Fund, and the number of units anticipated with the support of the Housing Accelerator Fund. The difference between the two numbers would represent our growth target and be used to calculate our base funding.

### Example

Our Official Plan commits to building approximately 80,000 new units in the next 10 years. Our city has pledged to build 150,000 new units in the same time period. With the help of the Housing Accelerator Fund, could we make up the difference?

$150,000 - 80,000 = 70,000$  net new units

$70,000 \times \$20,000$  per unit = \$1.4 billion\*

*\* It should be noted that the entire budget for the Housing Accelerator Fund nationwide is \$4 billion. It's very unlikely that the City of Ottawa will receive one third of this funding, no matter how aggressive we are, and even if we meet the criteria. This is an example calculation only for the purpose of illustrating the benefits of having an aggressive target.*



## Top-up Funding

Top-up Funding is available for multi-unit housing near transit (\$15,000 per unit), missing middle housing (\$12,000 per unit), and other multi-unit housing (\$7,000)\*. No top-up funding is available for single detached homes.

### Example

If we committed to building to building 60 per cent of our units as multi-unit near transit, 30 per cent as missing middle housing, and 5 per cent as other multi-unit housing:

$70,000 \times 60\% = 42,000$  multi-unit near transit

$70,000 \times 30\% = 21,000$  missing middle housing

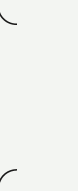
$70,000 \times 5\% = 3,500$  other multi-unit housing

$42,000$  multi-unit near transit  $\times$  \$15,000 = \$630 million\*

$21,000$  missing middle  $\times$  \$12,000 = \$252 million\*

$3,500$  other multi-unit  $\times$  \$7,500 = \$24.5 million\*

*\* Again, it should be noted that the entire budget for the Housing Accelerator Fund is \$4 billion and it is unlikely that Ottawa will receive this much funding. But these are the numbers provided by the federal government as benchmarks.*



## Affordable Housing Bonus

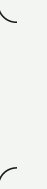
Funding is also available for affordable housing. There will be an estimated \$19,000 per unit available for affordable units.

For example, if we committed to building 10 per cent of our Housing Accelerator Fund units as affordable units, here's how that would look:

### Example

$70,000 * 10\% = 7,000$  affordable units

$7,000 * \$19,000 = \$133$  million



04

# Appendix — More Ideas



## Housing Accelerator Fund Ideas

The federal government has provided a list of 25 ideas for cities — these are ideas they believe will help get more housing built and implementation will qualify you for funding. Here is the complete list (page 1 of 2):

- Promote high-density development without rezoning (as-of-right zoning), e.g., for housing developments up to 10 stories in proximity (within 1.5km) of rapid transit stations and reduce car dependency.
- Allow increased housing density (more units and storeys) on single lots, including promoting "missing middle" housing forms (buildings less than 4 stories).
- Encourage Accessory Dwelling Units—a second smaller unit on the same property as the primary unit.
- Enable mixed-use redevelopment of city-owned properties while maintaining current government use where appropriate, e.g., building housing on top of a library or office space.
- Promote infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g., duplexes or secondary suites).
- Implement rental-only zoning.
- Implement land use changes mandating a minimum number of family units (units with more than two bedrooms) or allowing office conversions to residential with minimum family unit requirements.
- Implement revised parking requirements, such as reduced or eliminated parking spaces for new developments.
- Implement disincentives, costing or fee structures to discourage unit vacancy, underdeveloped/idle land, and low-density housing forms.
- Ensure development and amenity charges are clear, transparent, and pre-determined (not subject to negotiation).
- Align development charges with infrastructure and servicing costs.
- Implement incentives, costing or fee structures, for example, density bonusing, to encourage affordable housing and conversions from non-residential to residential.
- Waive public hearings on all affordable housing projects conforming to the official community plan.





## Housing Accelerator Fund Ideas

The federal government has provided a list of 25 ideas for cities — these are ideas they believe will help get more housing built and implementation will qualify you for funding. Here is the complete list (page 2 of 2):

- Implement measures to address or prevent flood plain or climate change risk, e.g., making flood plains parkland and/or creating relocation programs to move housing units out of at-risk areas.
- Incorporate a climate adaptability plan into the Official Community Plan.
- Promote and allow more housing types serving vulnerable populations.
- Promote regulated multi-tenanted housing forms (e.g., boarding houses or single-room occupancy).
- Implement inclusionary zoning in ways that foster development (require developers to build a certain percentage of units at affordable/below-market prices or rents).
- Encourage alternative forms of housing construction, such as modular housing, manufactured housing, and prefabricated housing.
- Create a process for the disposal of city-owned land assets for affordable housing development as-of-right (not requiring rezoning).
- Implement new/enhanced processes or systems, such as case management, e-permitting, land and building modeling.
- Implement changes to decision-making, such as delegating development approval authority to municipal staff based on established thresholds or parameters.
- Partner with non-profit housing providers to preserve and increase the stock of affordable housing.
- Update infrastructure planning to align with official community plans, growth targets, and housing needs assessments.
- Reduce and streamline urban design and character guidelines, i.e., eliminate height restrictions, visual character requirements, view cones, setbacks, etc.

