

# HAF Action Plan Summary – Ottawa, ON

## **Explanatory Notes:**

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

## **Initiative 1: High-Density Housing Around LRT Stations**

Pre-zoning for additional density and introducing inclusionary zoning around transit stations (*implementation through 2025*).

- Updates to the zoning by-law in proximity to transit stations will implement, building heights and densities that are transit-supportive.
- Ottawa will implement inclusionary zoning to require affordable housing in new developments near transit.

## **Initiative 2: Increasing Zoning Permissions to Allow for Multi-Unit Intensification**

Encouraging neighbourhood intensification by allowing additional units on residential lots without the need for rezoning.

- The City will encourage gentle density by permitting three units per lot as-of-right. The City will build on this by advancing 4-units per lot as-of-right through the new comprehensive zoning by-law (see Initiative 8).
- Ottawa will promote the use of public and active transportation by not requiring parking for the additional units in multi-unit infill projects.

## **Initiative 3: Affordable Housing Community Improvement Plan**

Incentivizing developers to include non-market affordable rentals in new residential developments (*implementation through 2024*).

- Ottawa will introduce an Affordable Housing Community Improvement Plan to provide financial offsets for developments that include affordable rental units.
- This initiative will incentivize affordable units in new developments containing 15 units or more across the city, including existing neighbourhoods close to rapid transit and essential community amenities.

#### **Initiative 4: Conversion of Vacant Office Space into Housing**

Streamlining and accelerating the approvals process for conversion projects to promote housing supply and help revitalize parts of Ottawa that can accommodate greater residential density (*implementation through 2024*).

- This initiative includes proactive zoning amendments to address common issues with conversions and planning and regulatory enhancements to support a faster and less expensive conversion process.
- The City will conduct a feasibility analysis to assess the need for additional financial offsets to promote conversions.

#### **Initiative 5: Accelerate Disposal and Preparation of City-owned Lands for Housing**

Leveraging the City's land development real estate portfolio to maximize housing development, with a focus on affordable housing opportunities (*implementation through 2025*).

- Ottawa will develop a new strategy for faster disposal of City-owned lands for residential development, including consultation with non-profit providers on existing and upcoming land needs.
- After identifying lands that are well-suited for residential development the City will proactively rezone sites to reduce the permitting process and speed up housing delivery.

#### **Initiative 6: Affordable Housing Pipeline Strategy**

Streamlining the affordable housing development pipeline and providing capital funding for shovel-ready non-market housing projects (*implementation through 2024*).

- Ottawa will streamline the process used to manage, advance, and prioritize affordable housing projects in the development pipeline to reduce barriers to shovel-readiness.
- This initiative will help address funding gaps for non-profit housing projects to significantly reduce the backlog of supportive and affordable housing developments.

#### **Initiative 7: Streamline Planning Approvals**

Speeding up the planning approvals process (*implementation through 2024*).

- This initiative includes additional staff, shorter commenting periods, and increasing delegated authority to staff for minor zoning by-law amendments.

## **Initiative 8: Comprehensive Zoning Bylaw and Digital Twin Tool**

Transforming Ottawa's planning approach increasing housing options and flexibility across neighbourhoods, and encouraging the development of complete, walkable communities (*implementation through 2025*).

The new comprehensive zoning bylaw will:

- Introduce reforms that focus on the form and scale of residential buildings in relation to the lot, rather than the number of dwellings inside the building (Form-based Zoning).
- Create more flexibility around density, building envelope and land uses to reduce the need for zoning bylaw amendments and minor variances.
- Simplify zoning rules to allow at least four units per residential lot to promote missing middle options, including multiplexes and low-rise apartments.
- Transform the City's approach to parking including rethinking parking minimum requirements, introducing maximum parking limits, and developing EV parking requirements.
- Develop a digital twin – a new 3D modelling tool – to enhance consultation and improve analysis for faster approvals.

## **Initiative 9: On-Site Stormwater Management Tool**

Improving stormwater management on residential lots to relieve pressure on municipal infrastructure and remove barriers to missing middle intensification (*implementation through 2024*).

- The City will develop best practices and guidelines for how to manage on-site stormwater runoff. These guidelines will focus on missing middle developments with 10 or fewer residential units.
- Consultation with industry stakeholders will take place to ensure the viability of proposed solutions.