

September 9 2020

TO: Councillor Jan Harder and Members of Planning Committee

RE: R4 Zoning Review, Phase 2 File Number: ACS2020-PIE-EDP-0015

The recommendations in this report are unfair to the R4 neighbourhoods that will be impacted by the zoning changes proposed. The report is a betrayal of all those who have spent countless volunteer hours on Infill 1 and 2 as well as the R4 Zoning review. The most recent version of the by-law has removed many of the redeeming design features in the earlier draft and now proposes that 8 units will fit on a 300 square metre lot as well as on a 360square metre lot and still offer reasonable amenity space and unit sizes.

The justification for the increased level of intensification in R4 neighbourhoods is that this is the only way to provide **affordable** housing – the so-called missing middle. But the present proposal is asking too few neighbourhoods to solve the “affordability” problem created by a long list of actors in the housing field.

Both the **City** and the **private sector** need to contribute to creating affordable housing for the missing middle.

Recommended actions:

1. In spite of a declared Housing Emergency Council has **failed** to implement **Inclusionary Zoning** – we can't wait for the new Official Plan – we need it now.

2. The City must vigorously and consistently enforce the existing policy that prevents demolition prior to the receipt of a building permit. Combined with consistent Property Standards enforcement such a policy could discourage this type of loss and help to **protect existing affordable housing** especially those units which are taken off the market or demolished while the owner waits for the right time to develop the property.

The number of vacant units currently in this area is 50 and 100 in Centretown. I am personally aware of approximately 20 residential properties on Parkdale between Bullman and Lyndale vacant since 2014/15, and I know of a Centretown example - the London Arms at 151 Metcalfe Street - 49 units lost in 2017. Nice park, but we need housing more.

3. The City must refuse Temporary Zoning requests (new or renewal) for lands with residential or mixed used zoning, such as the parking lot at 1460 Scott Street which this committee dealt with earlier this year, thankfully by refusing the extension requested. But how many 'temporary' parking lots are there out there, occupying land zoned for low rise residential development?

4. The City must inform every applicant applying to build rental housing about the CMHC rental construction financing initiative and encourage them to make use of this program.

“The Rental Construction Financing initiative (RCFi) provides **low-cost loans** encouraging construction of rental housing across Canada where the need is clearly demonstrated. It provides up to \$13.75 billion in loans for the construction of 42,500 units and will run from 2017 to the end of 2027.”

See attached for more details.

This program has already been used here in Ottawa as described in Councillor Menard’s newsletter.

“1050-1060 Bank St Update

A meaningful consultation process with the builders behind the proposed new development at 1050-1060 Bank St in Old Ottawa South has resulted in a final development proposal that the community association is supportive of. We have collectively negotiated several changes, and despite still having some wishes, the proposal has been positively and significantly shaped through meaningful dialogue.

This is our preference when people wish to bring changes to the community. We know how much Siam Kitchen, Boomerang Kids and Barley Mow will be missed in the neighbourhood (they are still open and operational, please do support them).

This new development is financed through CMHC on the basis that the rental units will be affordable relative to the median household income in the area. We have worked on the streetscape. We will see business/commercial on the main floor with residential above. We have also begun a Ward 17 affordable housing fund which will also see a contribution from this development. We are working with elders in the community in an effort to better accommodate potential senior tenants.”

The **private market** should contribute to affordable housing by retaining rental units on sites where redevelopment will eventually occur. If the buildings are demolished and replaced by seeding and fencing or if they are left unoccupied, an enormous amount of staff time and effort are required to enforce the demolition permit conditions or the Property Standards by-law. What a waste of our City resources.

In conclusion, I would suggest that the City would find more acceptance of the zoning changes proposed in this report if communities could see that the City and the private sector were taking the provision and protection of affordable housing seriously.

Linda Hoad

Co-chair Zoning Committee

<https://www.cmhc-schl.gc.ca/en/nhs/rental-construction-financing-initiative>





Rental Construction Financing

Low-cost loans encouraging the construction of sustainable rental apartment projects across Canada.

CMHC rental construction financing provides low cost funding to eligible borrowers during the most risky phases of product development of rental apartments (construction through to stabilized operations). The minimum loan is \$1,000,000, and a maximum of up to 100% of Loan to Cost (for residential loan component).

The initiative focuses on standard rental apartment projects in Canada with general occupants where there is a need for additional rental housing supply.

Note: It does not support [construction of niche housing types](#) such as retirement homes, single room occupancy and student housing. To learn about funding for niche housing types, please visit [Rental Housing Solutions](#).

BENEFITS OF RCFI LOANS

The loan offers:

Favorable Terms

- ! a 10-year term (closed to pre-payment) and a fixed interest rate locked in at first advance for certainty during the most risky periods of development
- ! up to a 50-year amortization period
- ! up to 100% loan to cost for residential space and up to 75% loan to cost for non-residential space (depending on the strength of the application)

Low costs

- ! interest only payments financed by the loan during construction through to occupancy permit
- ! principal and interest payments are due after 12 months of stabilized effective gross income

Access to CMHC Mortgage Loan Insurance

- ! CMHC mortgage loan insurance that is effective from first draw and for the duration of the amortization period to simplify loan renewal. The borrower does not pay the premium, only the PST if applicable

Please note: at the end of the term, the applicant is responsible to arrange take-out financing with a [CMHC Approved Lender](#).

[Download Product Highlight Sheet \(PDF\)](#)

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