



# FROM A CITIZEN'S LENS

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# The 15 Minutes neighborhoods...

- No doubt a lot of people would love to live in such communities, but what is the price tag associated with such a plan??
- **What does this translate into from a cost-of-living perspective?**
- Would residents approve the plan if they were to know the price tag associated with it?
- **This Official Plan can make or break our city.**
- Careful consideration is needed for all the possible impacts this plan will have on the future of our city for us; our children and grandchildren.



# Intensification in Action:

A couple of current examples

# Currently in Ottawa – Vista Local

- **The rent for a 1 bd apartment** starts at **\$1660** (+ hydro + water + **parking fee of \$120** per space) per month.
- The rent for a 2 bd apartment is 2200 + all fees mentioned above.
- This development is not in the downtown core;
- This development is not close to a major transit station;
- This development is accessible by a couple of buses.
- **This development is not affordable for someone working minimum wage. How much should a person earn in order to be able to afford such a unit now?**
- What would be the rent price of these units in 25 years?

# Feedback from Fellow Citizens:

- Nearby residents raised the following concerns:
  1. Affordability of everything from produce to housing;
  2. Traffic jams as the intensification was not associated with any increase in servicing infrastructure (streets);
  3. Safety of the nearby neighborhoods;

# Currently in Kanata

Rent	Bedrooms	Available	Apply
<b>\$1700.00</b>	<b>1</b>	June 01, 2020	<a href="#">Apply today</a>
\$2095.00	1	June 01, 2020	<a href="#">Apply today</a>
\$2150.00	1	Now	<a href="#">Apply today</a>
<b>\$2200.00</b>	<b>1</b>	Now	<a href="#">Apply today</a>
<b>\$3330.00</b>	<b>2</b>	Now	<a href="#">Apply today</a>

If we are trying to promote the 15 minutes neighborhoods where one can live, work, and play...

**how do the prices of these units actually encourage this concept??**

<https://killamreit.com/apartments/kanata-ottawa-on/williams-court-building>

# Provincial Policy Statement 2020 and Current Intensification:

From the aforementioned examples, it seems that proposed and current intensification **will not** meet at least one of the PPS 2020, namely:

establishing development standards for residential intensification, redevelopment and new residential development **which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.** (PPS 2020- 1.4.3- f)

# Intensification

It is a great idea to meet growth demands except...

**How is the proposed growth plan going to ensure a healthy supply vs. demand relationship?**



# 1. The Plan, Business, Affordability and Social Responsibility:

- The housing market in Ottawa **is not sufficient and is not affordable** to many of the **current** residents.
- We need to ensure that prices in Ottawa don't further skyrocket because everyone is just competing for the same parcels.
- Developers are going to raise prices as they pass the extra costs to the residents.
- As we speak, building in downtown is more expensive than building on the outskirts of Ottawa. **Current development charges** and other charges to develop something in downtown account for around **50% of the total cost a developer is incurring**.
- Any changes to development charges should be carefully considered in order to maintain long term affordability of the city.

# The Plan, Business, Affordability and Social Responsibility:

- If we allow for the adoption of this plan, how are we going to **protect the consumers** and maintain affordability while ensuring that a **developer finds sense** in doing business in downtown (or anywhere really)?
- Furthermore, how are we going to ensure existing **infrastructure will actually accommodate the increase in population**? And in this, I am not only talking about transit system and roads I am talking about hospitals, parks, fire stations, community hubs and centers, schools, as well as medical centers and other essential services.
- How is **the quality of life** going to be unaffected when people are competing for everything in town (be it fresh air at a park space, or a produce at a local retailer, or housing)
- If current prices are high, what will make them go down when there is an official plan that is pushing for more competition for select land parcels? What will make prices go down when the official plan is pushing the demand side of the equation even higher with its recommendations?

# The Plan, Business, Affordability and Social Responsibility:

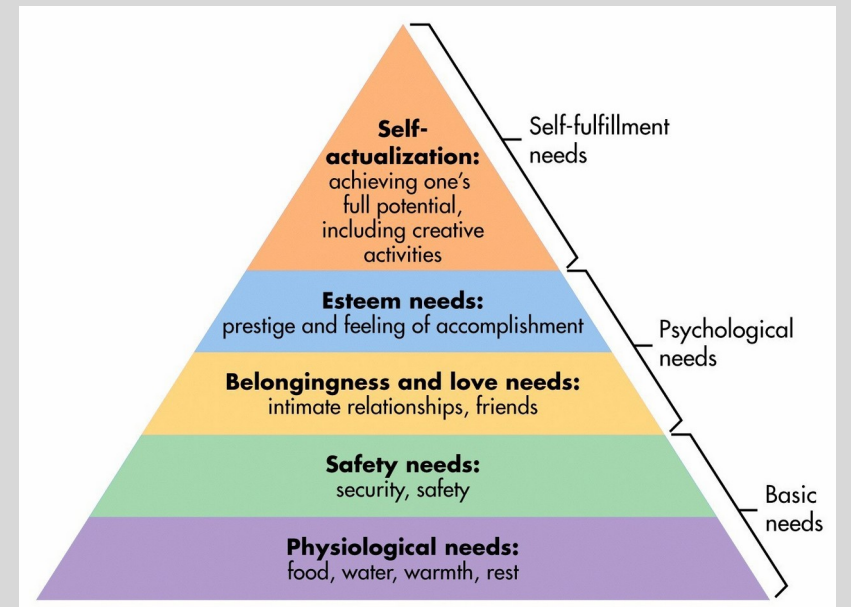
- The demand side will always outweigh the supply, and we'll be heading to the same destiny as other bigger cities (e.g. Toronto)... **a city where its residents cannot afford to live in it.**
- While the plan accounts for the anticipated growth of the population, it did not address housing needs for the **currently** homeless citizens and those living in unaffordable housing. **198,000 units will not suffice** to meet our anticipated needs if we are to include our existing needs.
- Will **the salaries** in our city increase to match the increased cost of living?
- There are **currently** citizens who are hungry and picking up food from the floors ...
- Our official plan must **put an end** to homelessness and hunger in our city and not aggravate the problem.

## 2. Economic Prosperity and Social Inclusion

- How much would it cost the city to **subsidize** the increases in rent rates over the next 25 years?
- How much would it cost the city to **maintain shelters** and other related community services?
- How much would it cost the city and province to help citizens suffering **from health issues** arising from the increased cost of living, such as malnutrition and/or stress-related sick leaves?
- How much would it cost the city and province to ensure **safety** of citizens in an unaffordable city?
- How do we ensure that we have a city that is attractive and affordable to much needed **future skills**?

## 2. Economic Prosperity and Social Inclusion

- How will **personal freedoms** be protected when affordability of the city is only possible by giving up choices?
- How do we ensure we don't end up with a city that unintentionally **discriminates** against people with disabilities; vulnerable and marginalized segments of the population?
- How can the city thrive if citizens cannot reach their **self-actualization**?



# 3. Resiliency

1. Our city should consider what will differentiate our city and capital region from other cities and capitals of the world, in order to keep it as a preferred destination for tourists when many cities are congested with high rise buildings.

2. Our city needs to incorporate lessons learned from our COVID 19 experience into our future plans in order to:

- Ensure we build a resilient city against future pandemics;
- Incorporate where possible “remote-work” model;
- Protect our farmers and local supply chains;
- Keep our city affordable for front-line workers.

# 4. Sustainability

1. We need to help ourselves and our children by investing in the city's future infrastructure.
2. If all municipalities planned the next 25 years with the goal to minimize investments in future infrastructure, our successors will be competing for funding as they develop the next official plan.
3. Can we introduce more affordable apartment buildings in existing neighborhoods so that the older families find sense in moving out of the family home when the family home becomes too big for the aging family?

# Sustainability of rural areas and nearby towns:

- While many farmers now live on their farms, seasonal workers don't need to live on the farm all year long. By building dense neighborhoods that are relatively near farm areas we could accommodate the laborers needed for the sustainability of our food supply chain.
- While we are only thinking “Ottawa” in the Official Plan, we need to look for room to cooperate with nearby towns:
  - Our city’s infrastructures and services are directly affected by nearby towns: Shelter clients; School enrollments; Transit needs;
  - Could the aging/dying towns absorb some of the intensification needs?



# Impacts Summary:

- Transparency and trust;
- Affordability;
- Quality of life including park space; air quality; safety; social cohesion and bonding;
- Rights of citizens (freedom of choice: housing; transportation; leisure; work);
- Ability to attract and retain talent in a future of “skills shortages” and “remote-working”;
- Ability to preserve the city’s distinguishing character for residents and tourists alike;
- Ability of the city to face any future emergencies including pandemics;
- Ensuring sufficient investments in infrastructures for healthy growth beyond 25 years;
- Viability of the city beyond the 25 years;
- Homelessness and Hunger;
- Economic prosperity and social inclusion.

# Could this be considered?

- Could we develop our city with intentional mixed use intensification on greenfields?
- This intensification would happen **outside** of the city on greenfields by developing these lands to have apartments buildings (low/medium/high rise) instead of row/semi-detached or single houses? **How much would the greenfields be able to accommodate in such a scenario?**
- By doing so, we would provide much needed supply of housing so that when we do not end up adding more stress to pre-existing neighborhoods.
- This **supply should exceed** the current demands in order to prevent sky-high prices.
- This could minimize the unhealthy competition over land parcels and surely minimize the costs to build for developers and the costs incurred by the end users (us).
- It will also provide the citizens with more choice so they do not end up being forced into unaffordable scenarios.

# Could this be considered?

Building the greenfields first with intentional intensification will be more economical in the long run for our city for many reasons including:

1. It will provide much needed housing stocks;
2. It will provide stepping stones for future growth beyond 25 years by:
  - Eliminating the need to intensify those areas in future plans, and;
  - Providing the infrastructure needed for sustainable growth beyond 25 years.
3. It will be more economical to integrate energy efficiency measures;
4. It will be cheaper to implement the 15 minutes neighborhoods;
5. It will provide smaller units for aging and younger families at more affordable prices now and in the future;
6. It could release the existing stress on the supply vs. demand and consequently positively influence the city's long term affordability.

# Potential Opportunities

- Could The city invest in infrastructure which would allow the city to bring revenues from untraditional sources?

For example, could we incorporate storage spaces for commodities which will provide the city with capabilities to buy low and sell high. For example, the price of crude oil dropped significantly during in the past seven weeks. Had we had a storage space, we would have been able to get the commodity, and store it for future sale.

Regardless of which growth plan we take, we need to ensure our policies encourage healthy and affordable development of our city.

- Cost to develop
- Time to develop
- Zoning/rezoning policies
- Regulations
- Competition



# THANK YOU

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