

BREAKING GROUND WITHOUT BREAKING COMMUNITY

AN AFFORDABLE RENTAL HOUSING STRATEGY FOR OTTAWA WEST CENTRETOWN

PRESENTED BY THE PLANNING COLLECTIVE

NOVEMBER 30, 2018

AGENDA

1. Introduction
2. What We Heard
3. Demographic Data
4. Future Scenarios
5. Strategy
6. Conclusion

INTRODUCTION

A photograph of a two-story brick row house with a central entrance porch. The house has multiple windows, some with white frames. In front of the house, there are green plants and a sidewalk with several blue recycling bins. The background shows a clear blue sky with some clouds.

INTRODUCTION



McGill



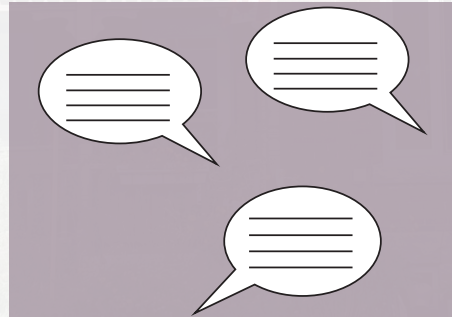
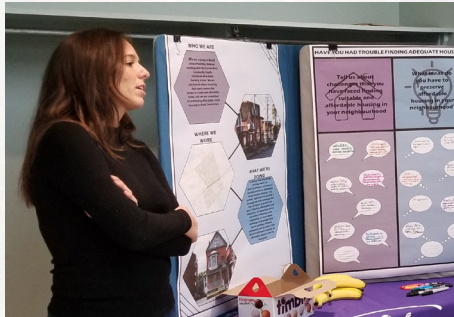
SOMERSET WEST
COMMUNITY
HEALTH
CENTRE

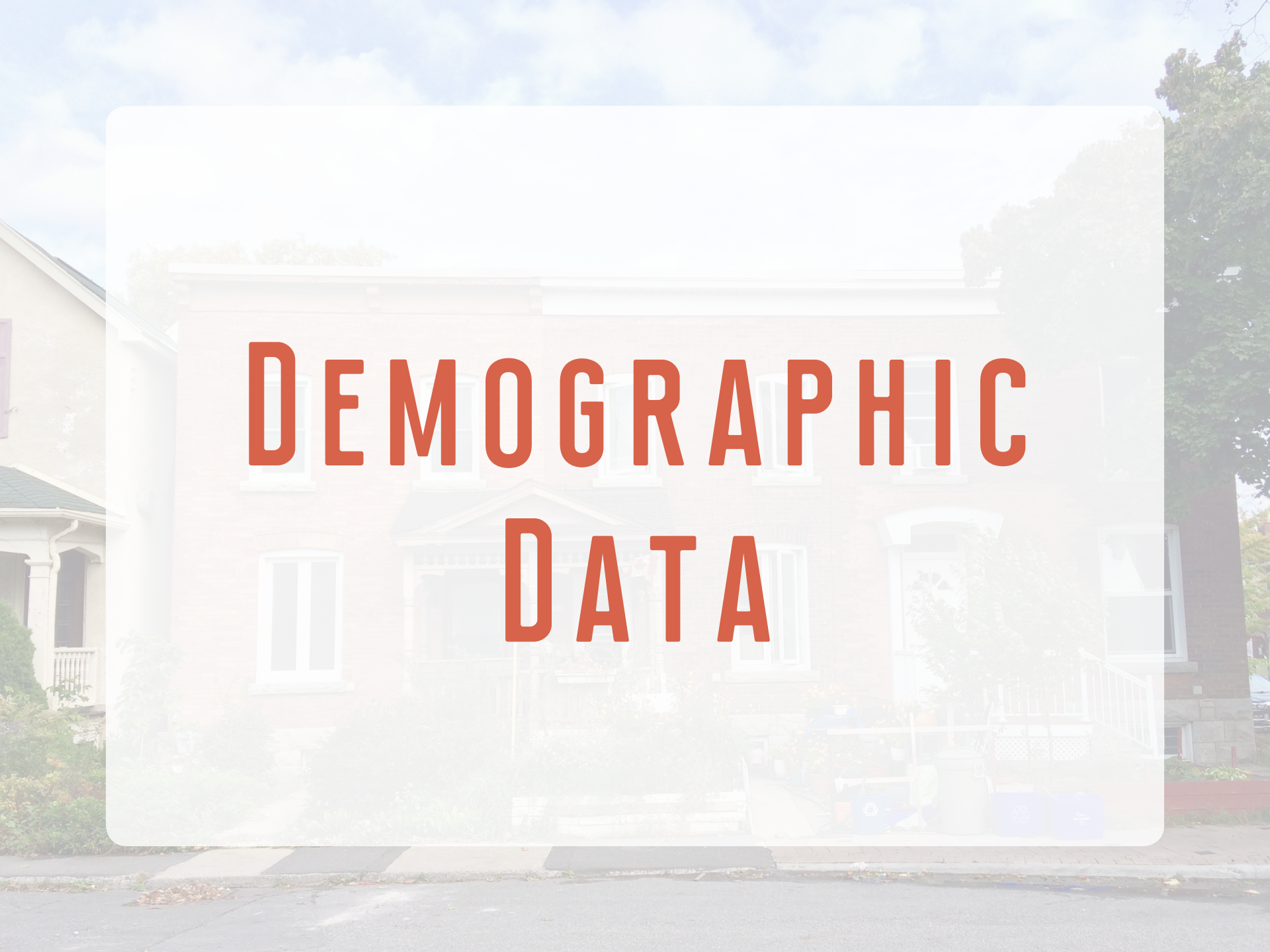


WHAT WE HEARD

A photograph of a two-story brick house with a central porch, surrounded by greenery and a sidewalk. The image is overlaid with a semi-transparent white rectangle containing the text 'WHAT WE HEARD' in large, bold, orange-red capital letters.

POP-UP ENGAGEMENT

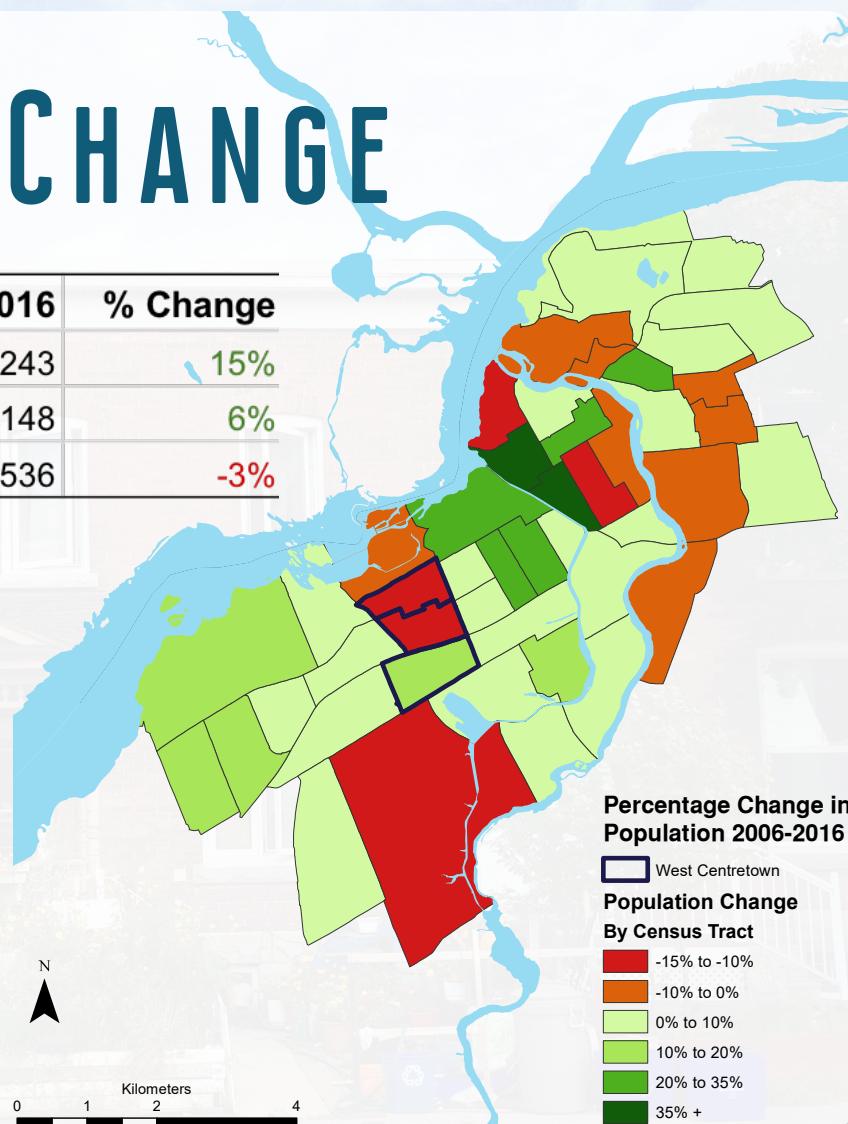




DEMOGRAPHIC DATA

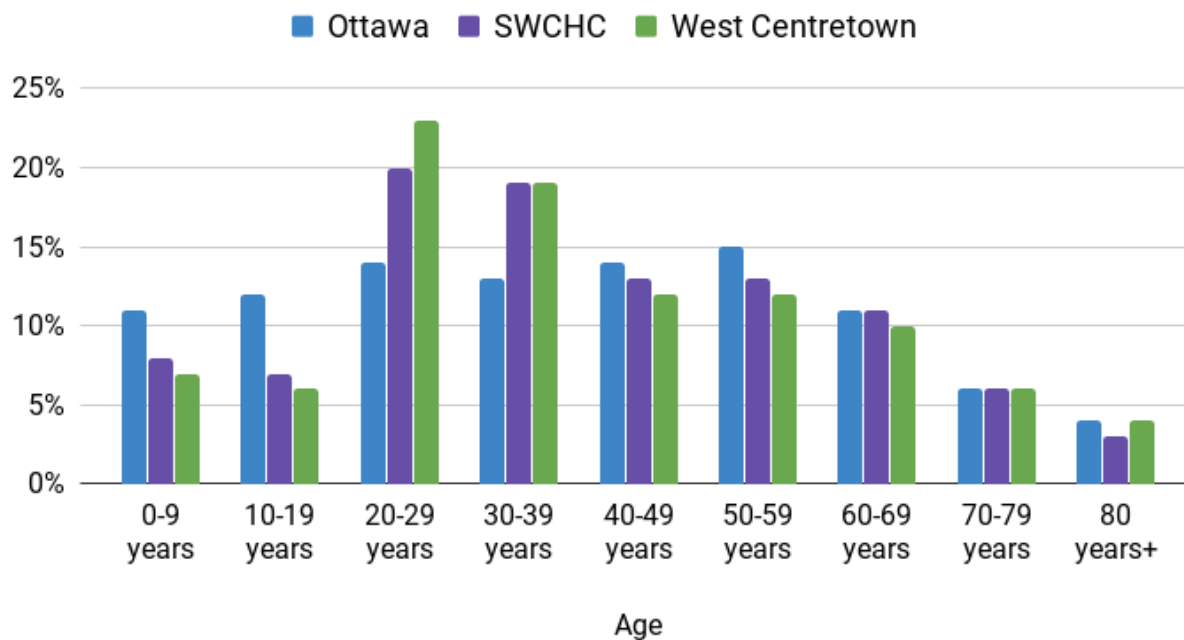
POPULATION CHANGE

Total Population	2006	2016	% Change
City of Ottawa	812,129	934,243	15%
SWCHC	35,160	37,148	6%
West Centretown	11,915	11,536	-3%

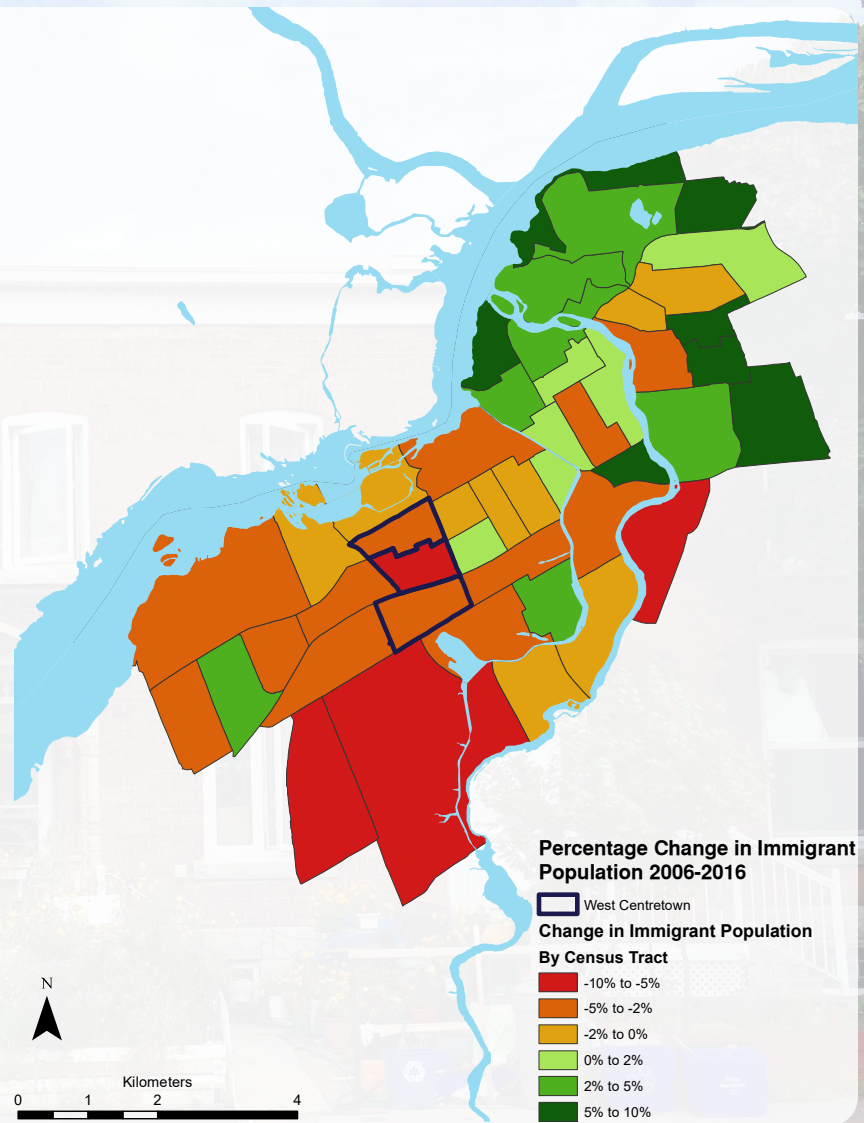


POPULATION CHANGE

Population Age Profile (2016)

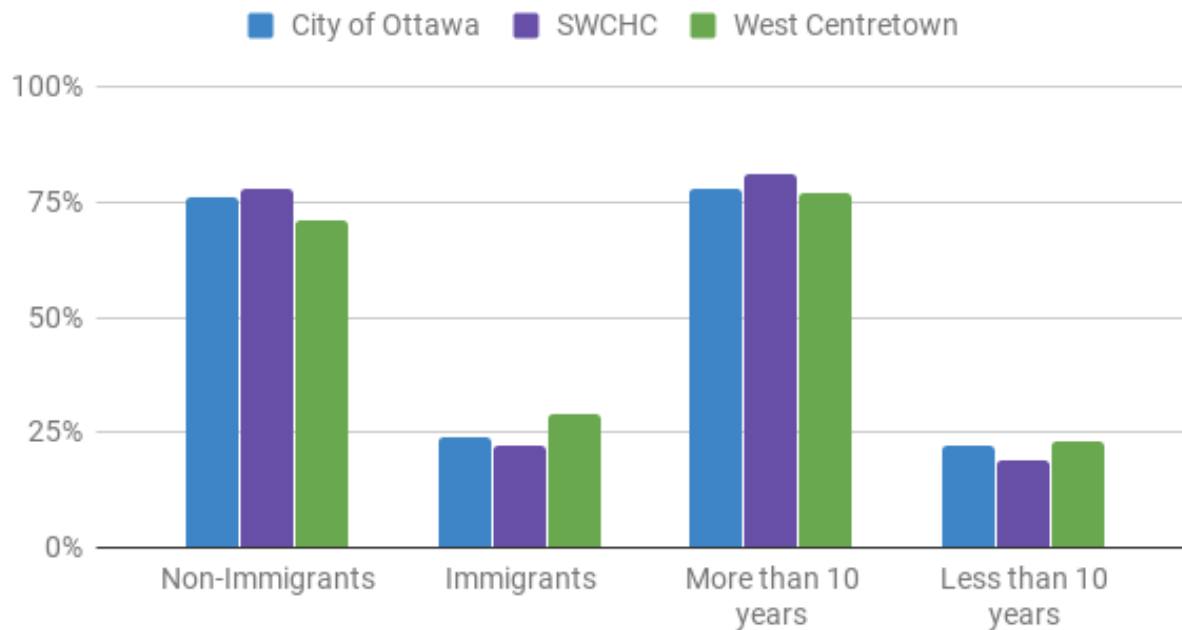


IMMIGRANT STATUS

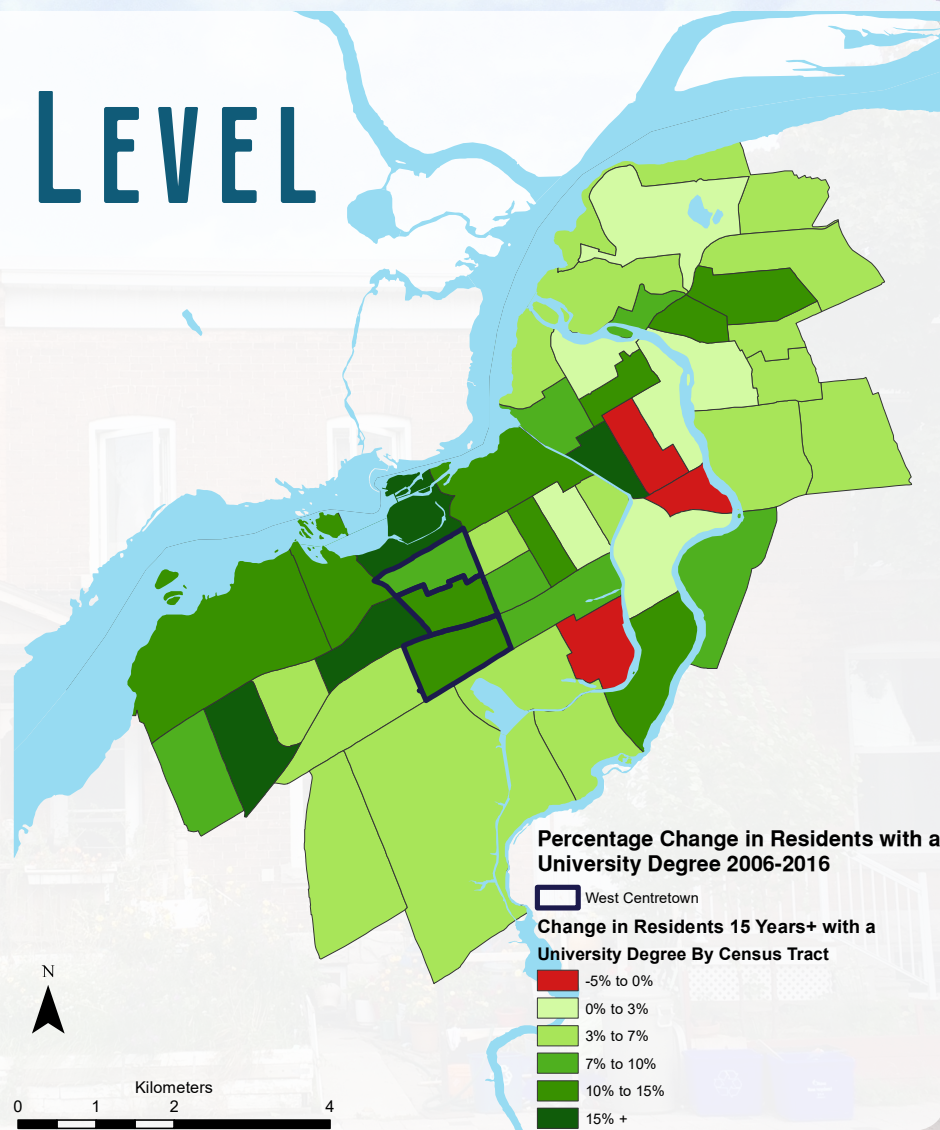


IMMIGRANT STATUS

Immigrant Status 2016

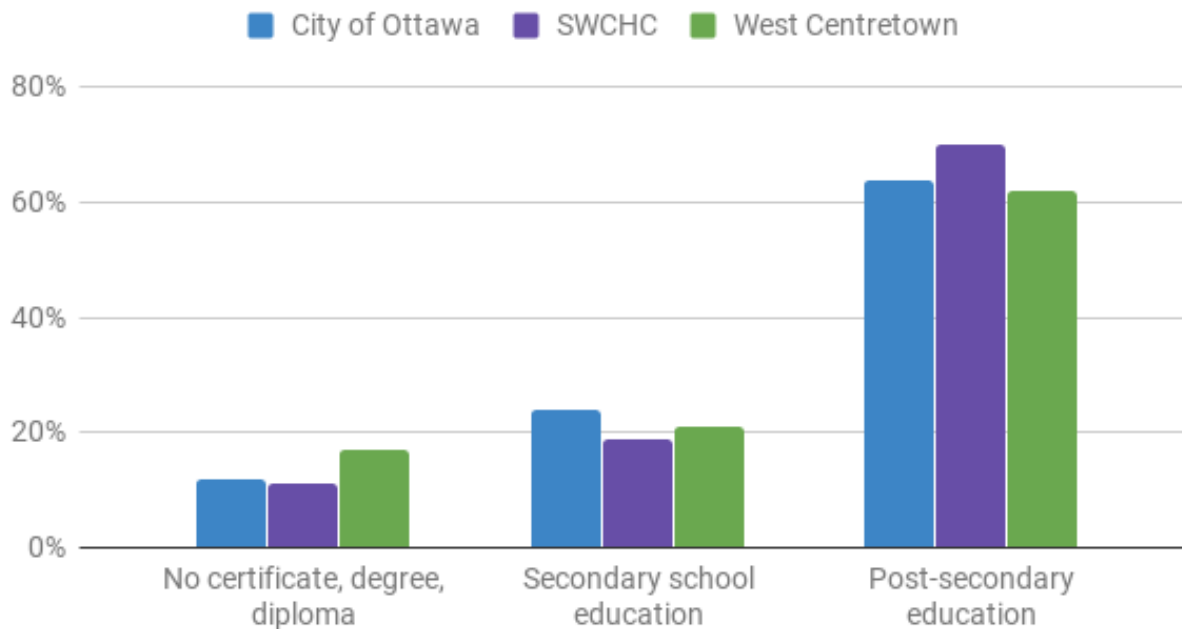


EDUCATION LEVEL



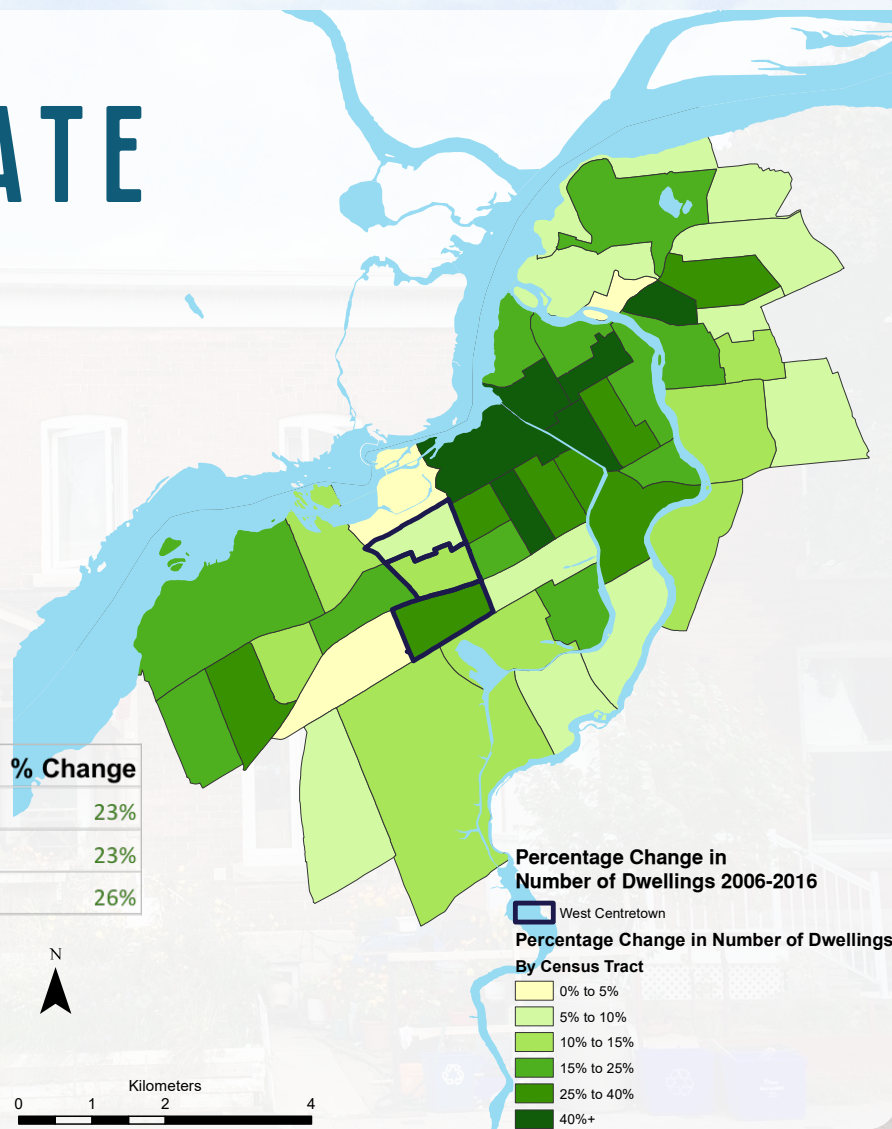
EDUCATION LEVEL

Highest Level of Education Achieved 2016



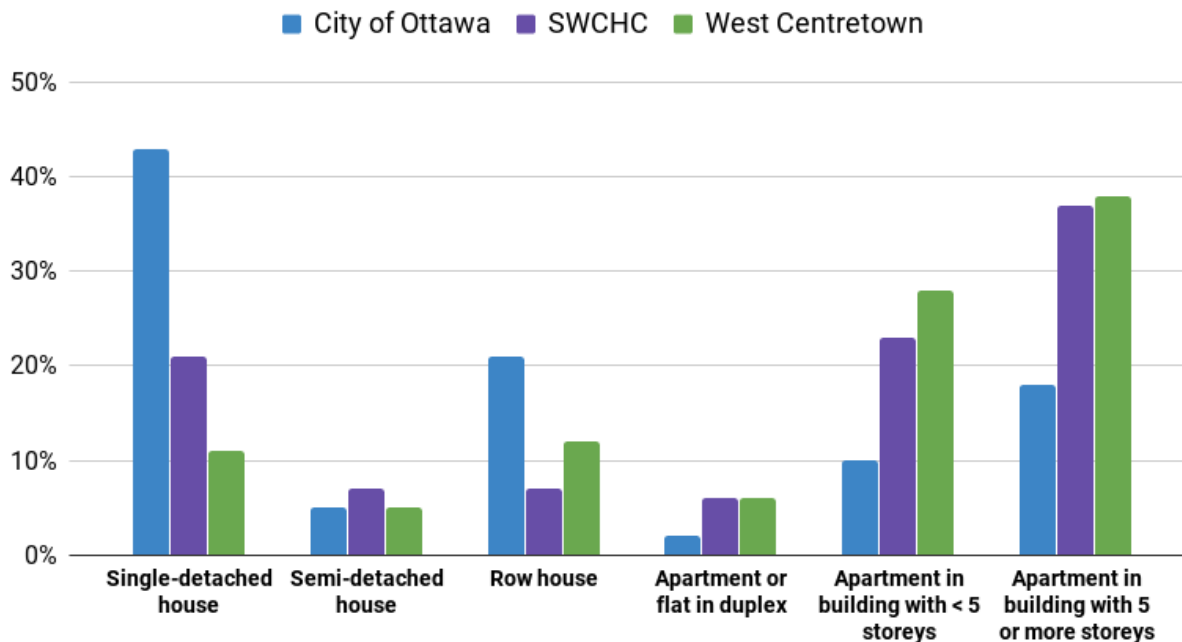
TOTAL PRIVATE DWELLINGS

Total Private Dwellings	2006	2016	% Change
City of Ottawa	321,095	395,985	23%
SWCHC	17,325	21,291	23%
West Centretown	5,685	7,165	26%



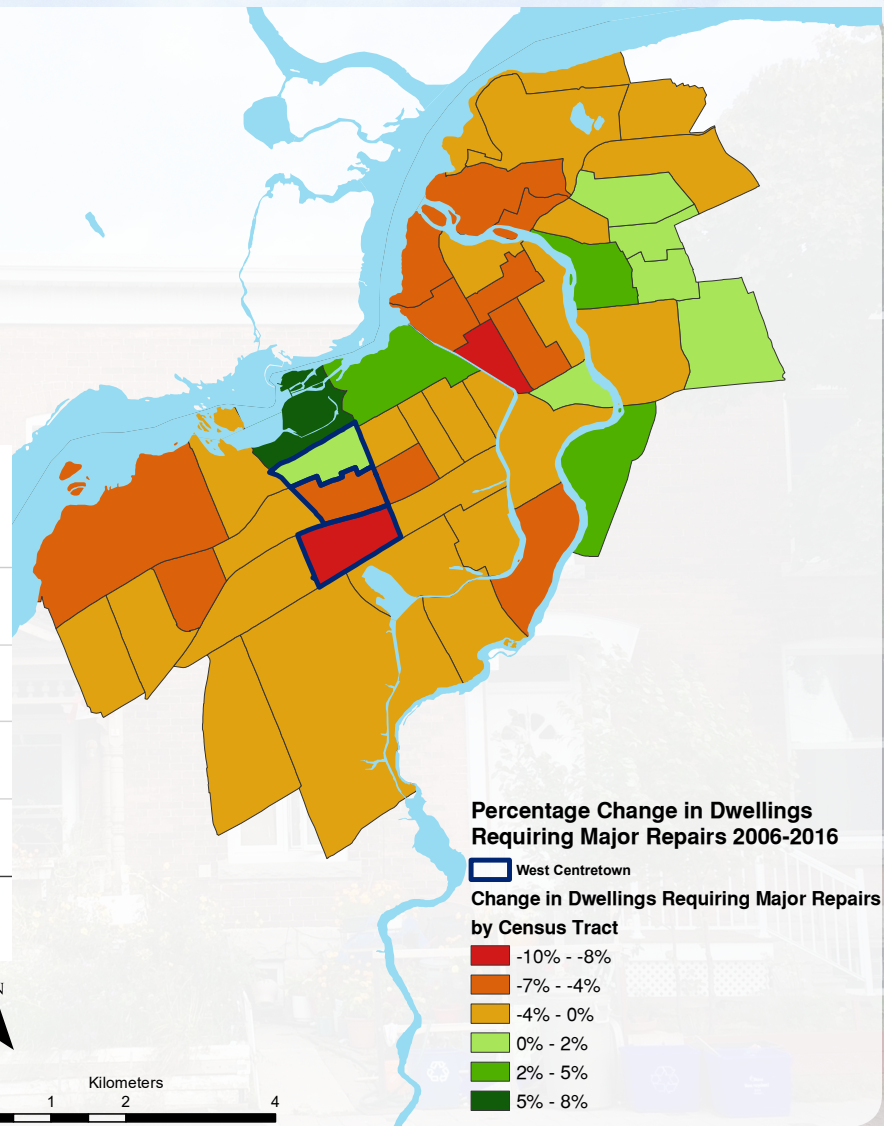
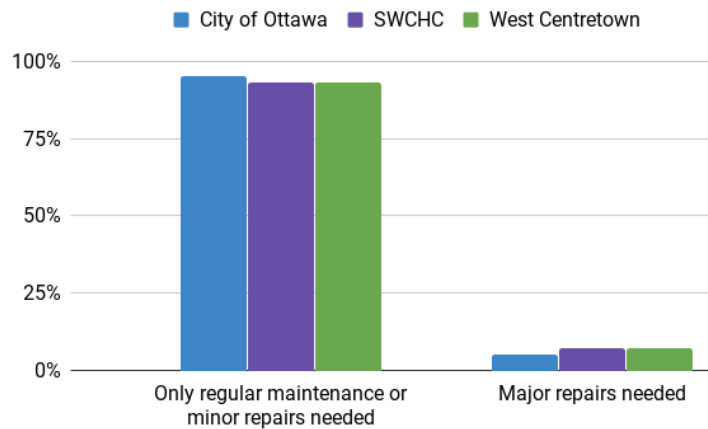
TOTAL PRIVATE DWELLINGS

Dwelling Type (2016)



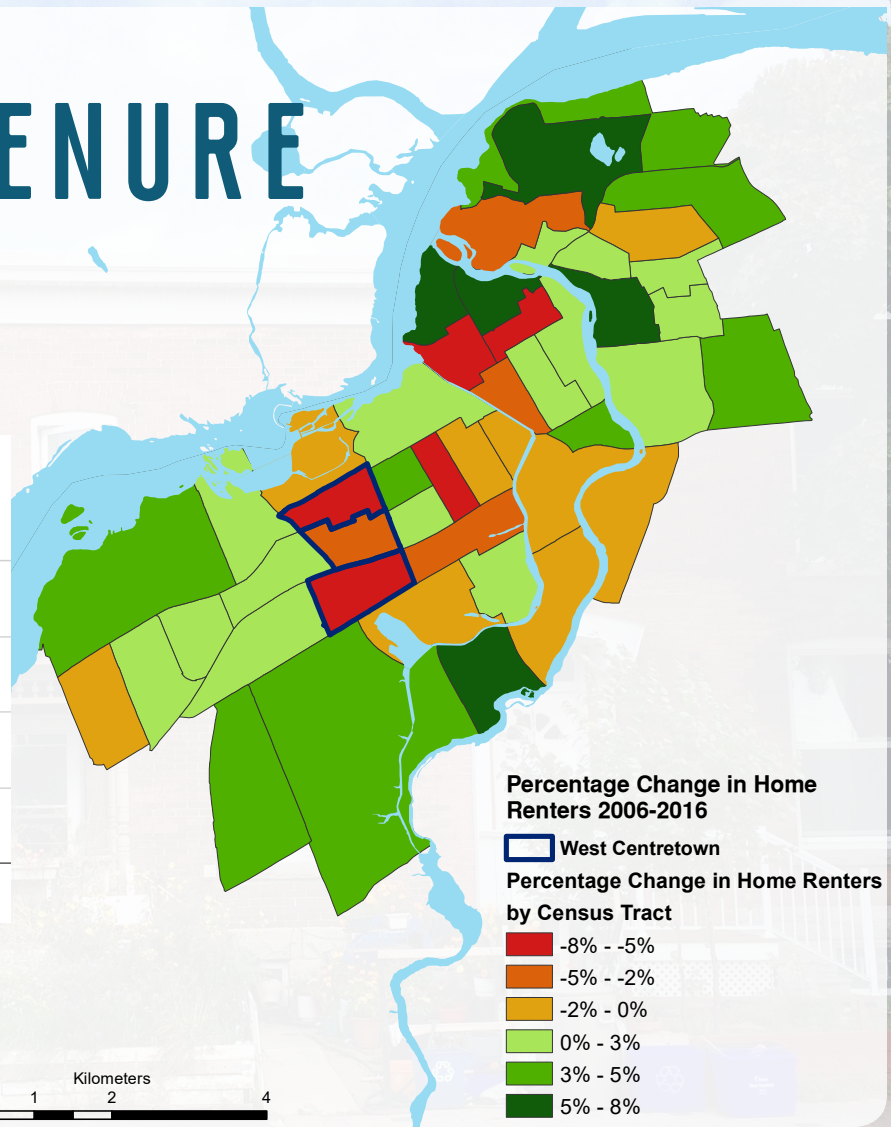
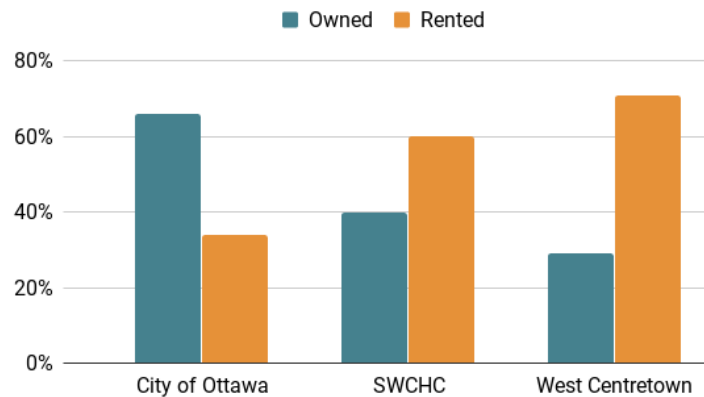
DWELLING CONDITIONS

Dwelling Conditions (2016)

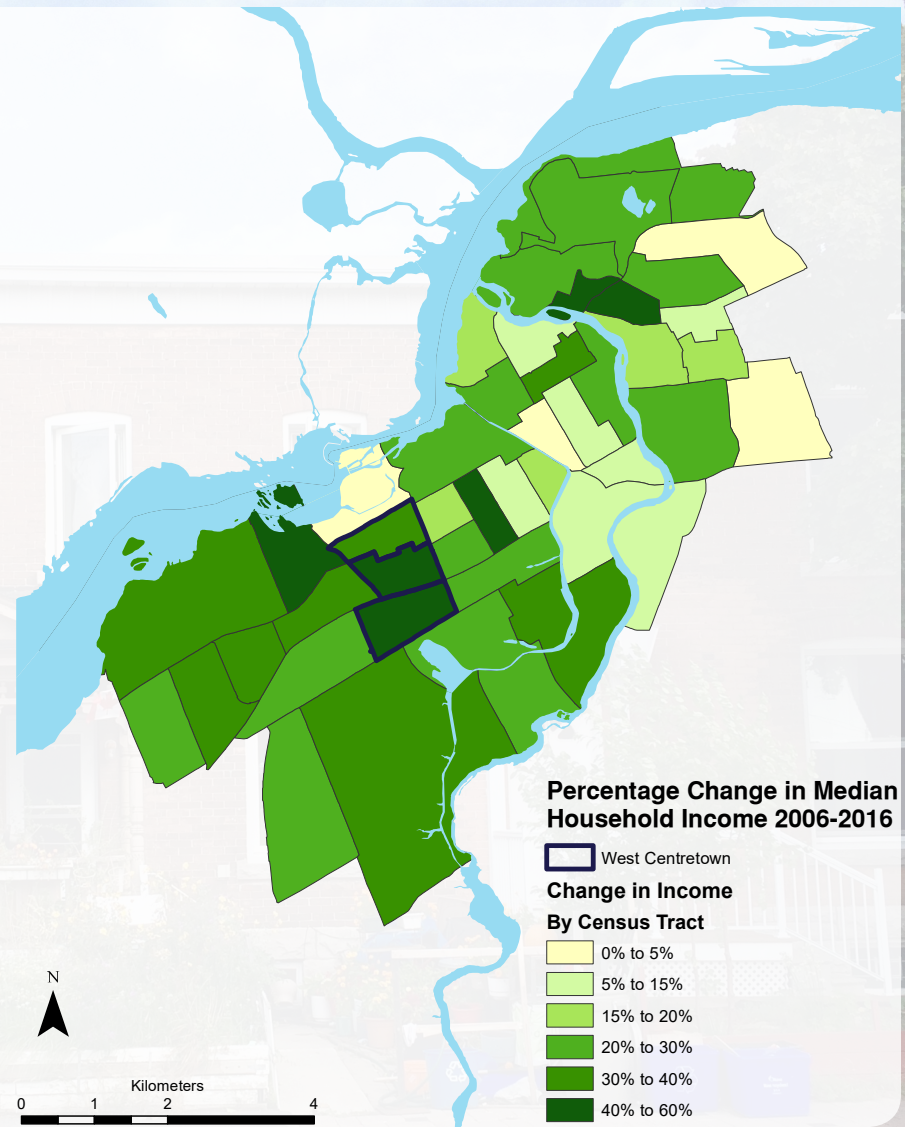


DWELLING TENURE

Dwelling Tenure (2016)

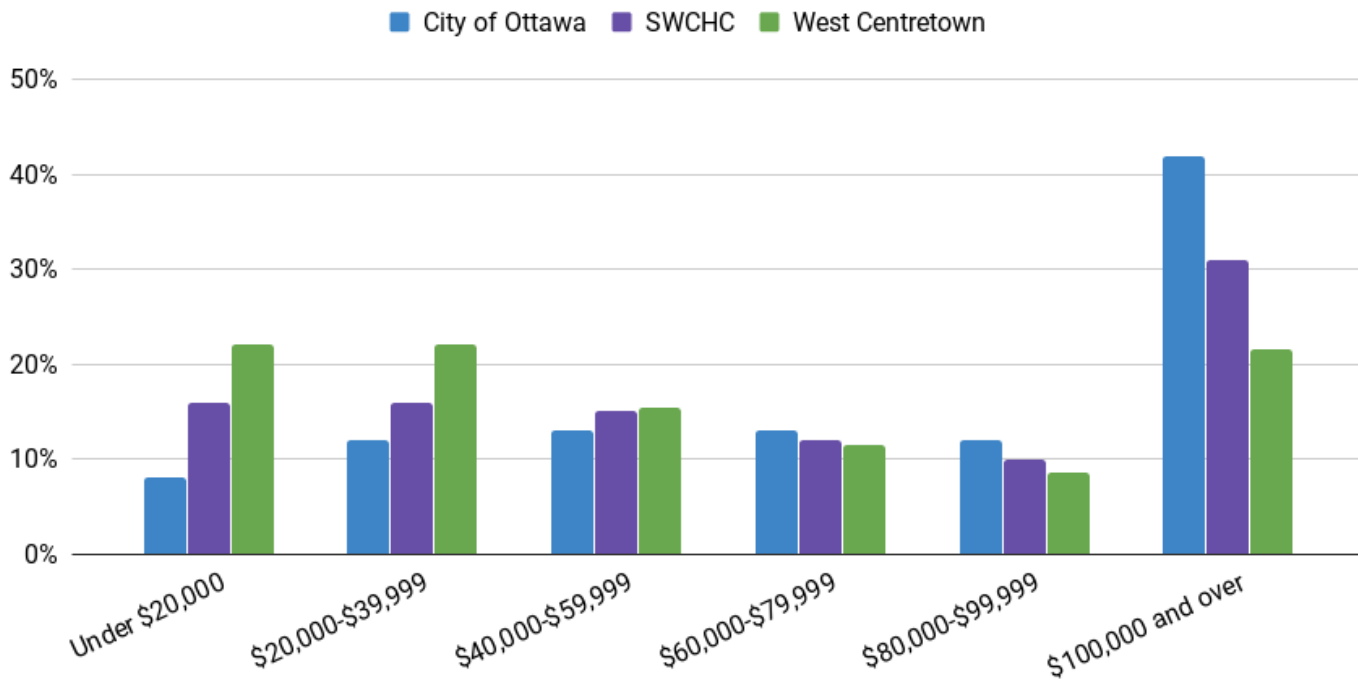


MEDIAN HOUSEHOLD INCOME

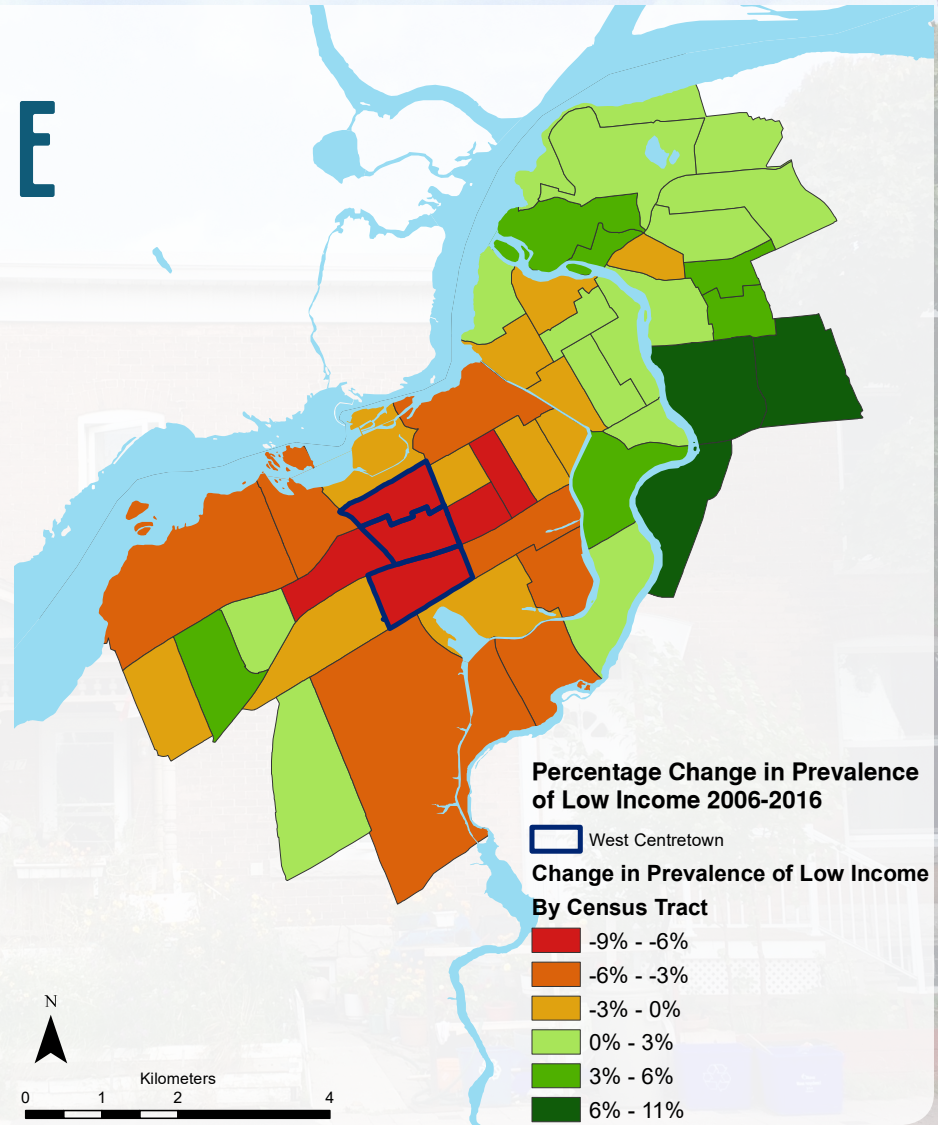


MEDIAN HOUSEHOLD INCOME

Household Income Breakdown (2016)



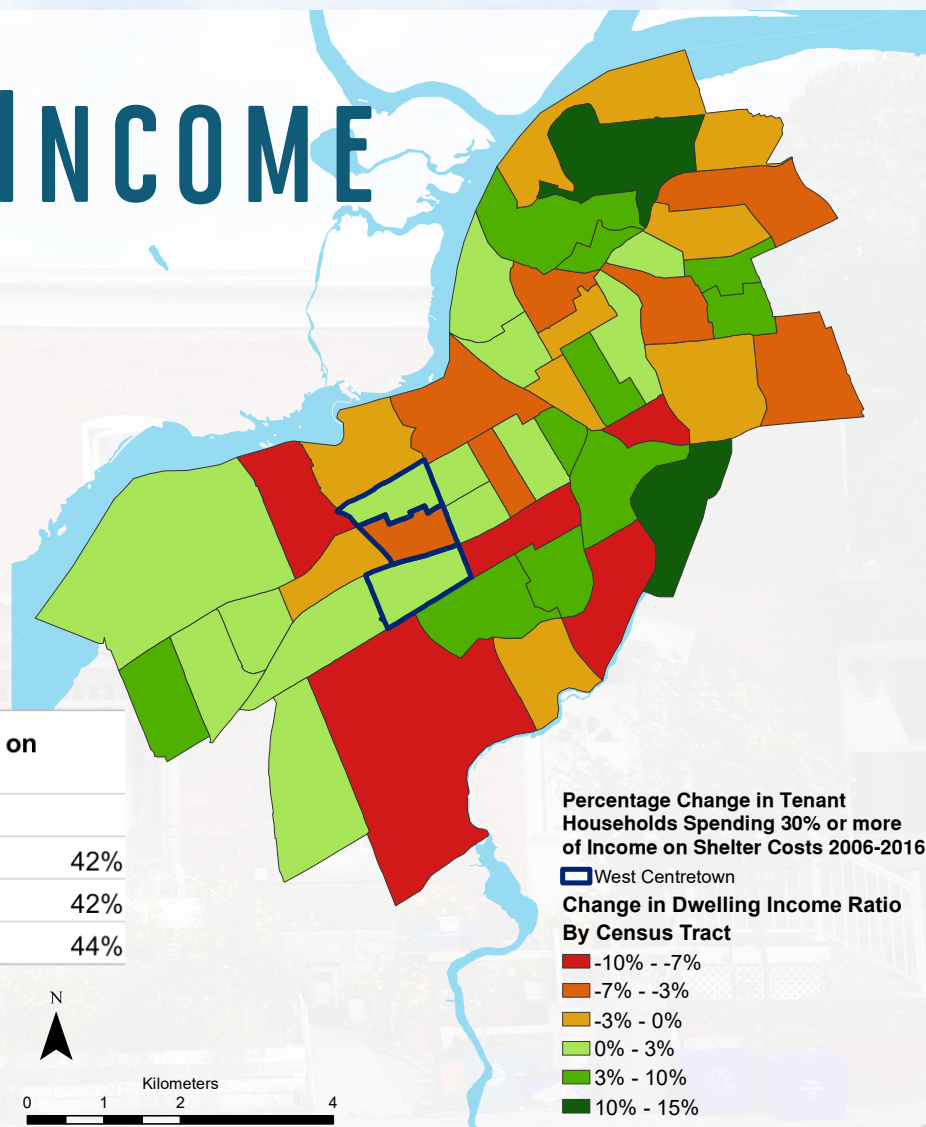
LOW INCOME STATUS



DWELLING-INCOME RATIO

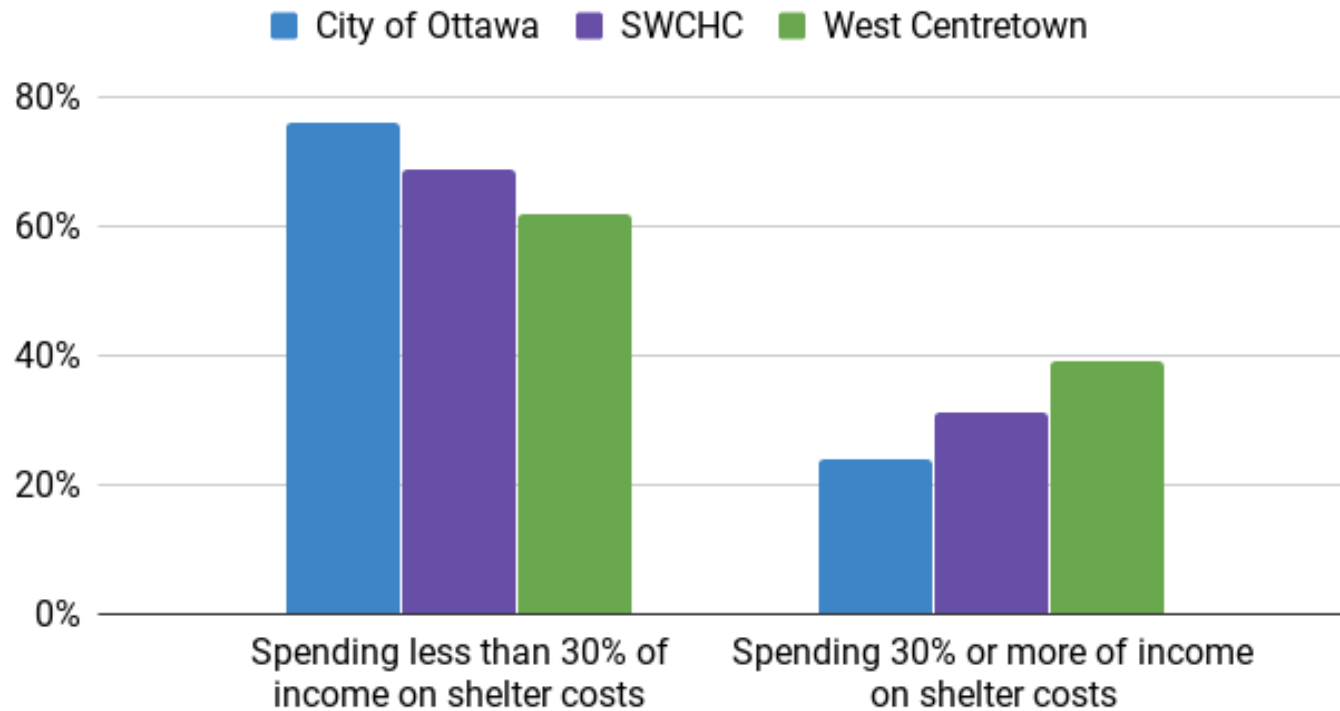
% of households spending 30% or more of income on shelter costs in 2016

	OWNER	TENANT
City of Ottawa	14%	42%
SWCHC	15%	42%
West Centretown	20%	44%



DWELLING-INCOME RATIO

Dwelling-Income Ratio (2016): Owner & Tenant Households



SYNTHESIS

POPULATION HAS DECREASED WHILE TOTAL # OF PRIVATE DWELLINGS HAS INCREASED

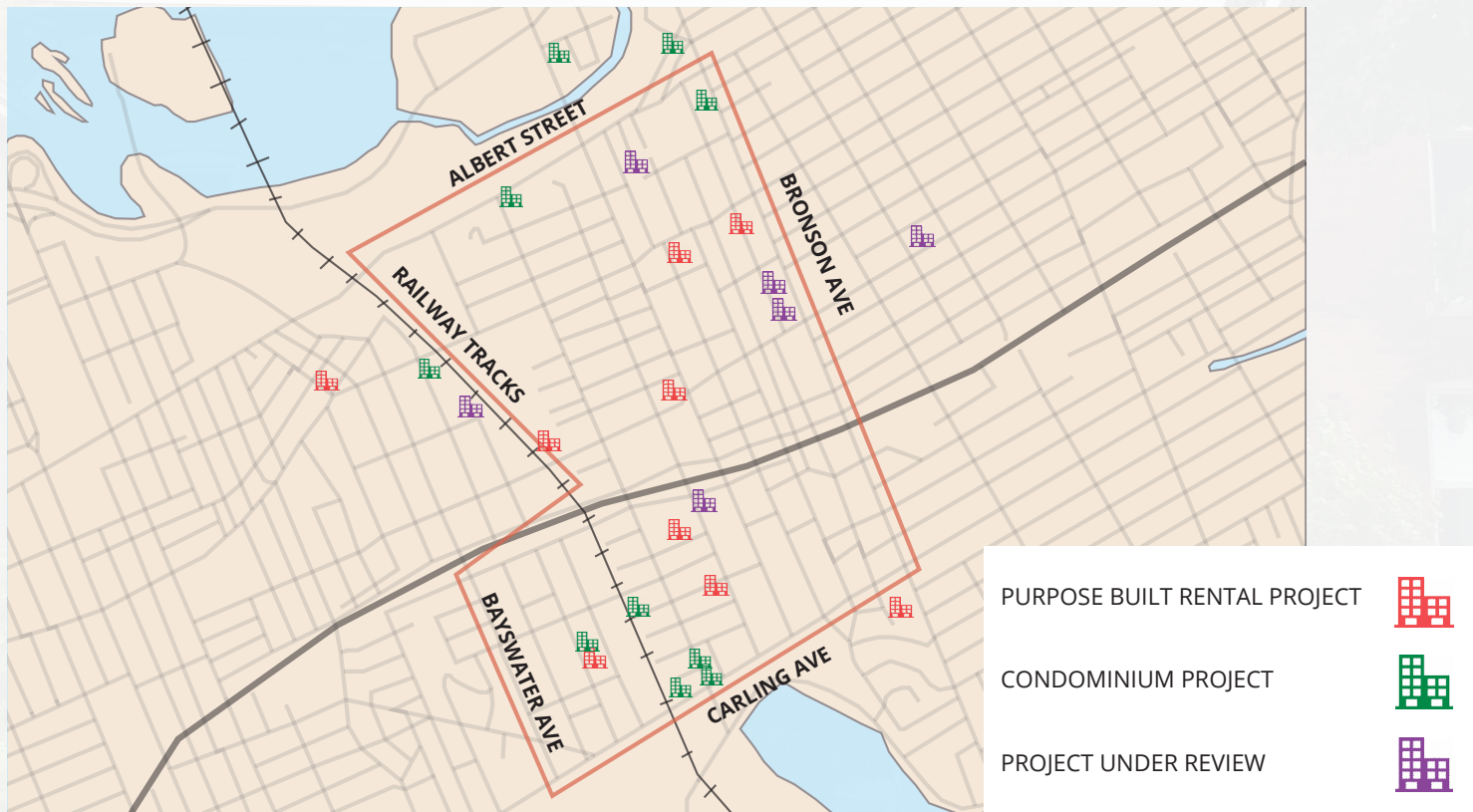
STILL A HIGH PROPORTION OF IMMIGRANTS BUT RECENTLY LESS IMMIGRANTS ARE SETTLING IN THE NEIGHBOURHOOD

LEVEL OF EDUCATION & MEDIAN HOUSEHOLD INCOME HAVE BEEN INCREASING BUT THERE IS STILL A HIGH PROPORTION OF LOW INCOME RESIDENTS

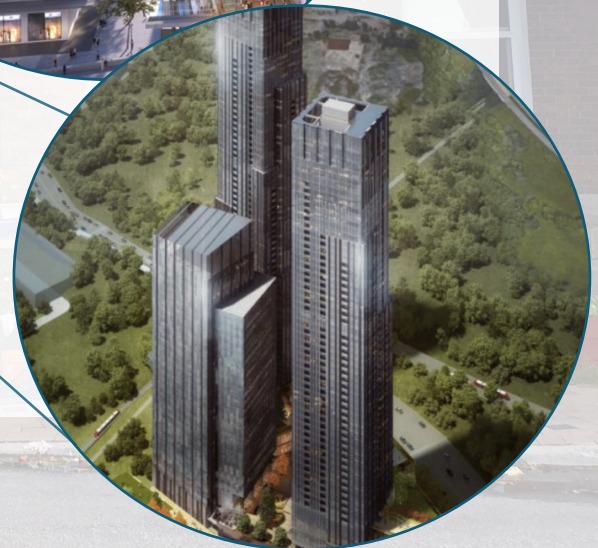


FUTURE SCENARIOS

NEW DEVELOPMENTS



CONDO DEVELOPMENTS



RENTAL DEVELOPMENTS



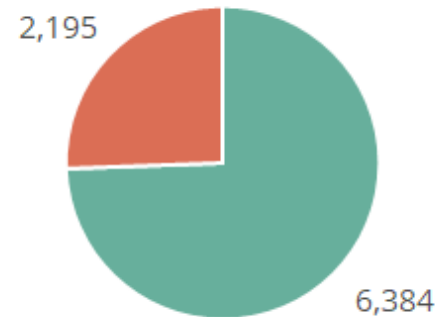
NEW DEVELOPMENTS

West Centretown Approved Projects



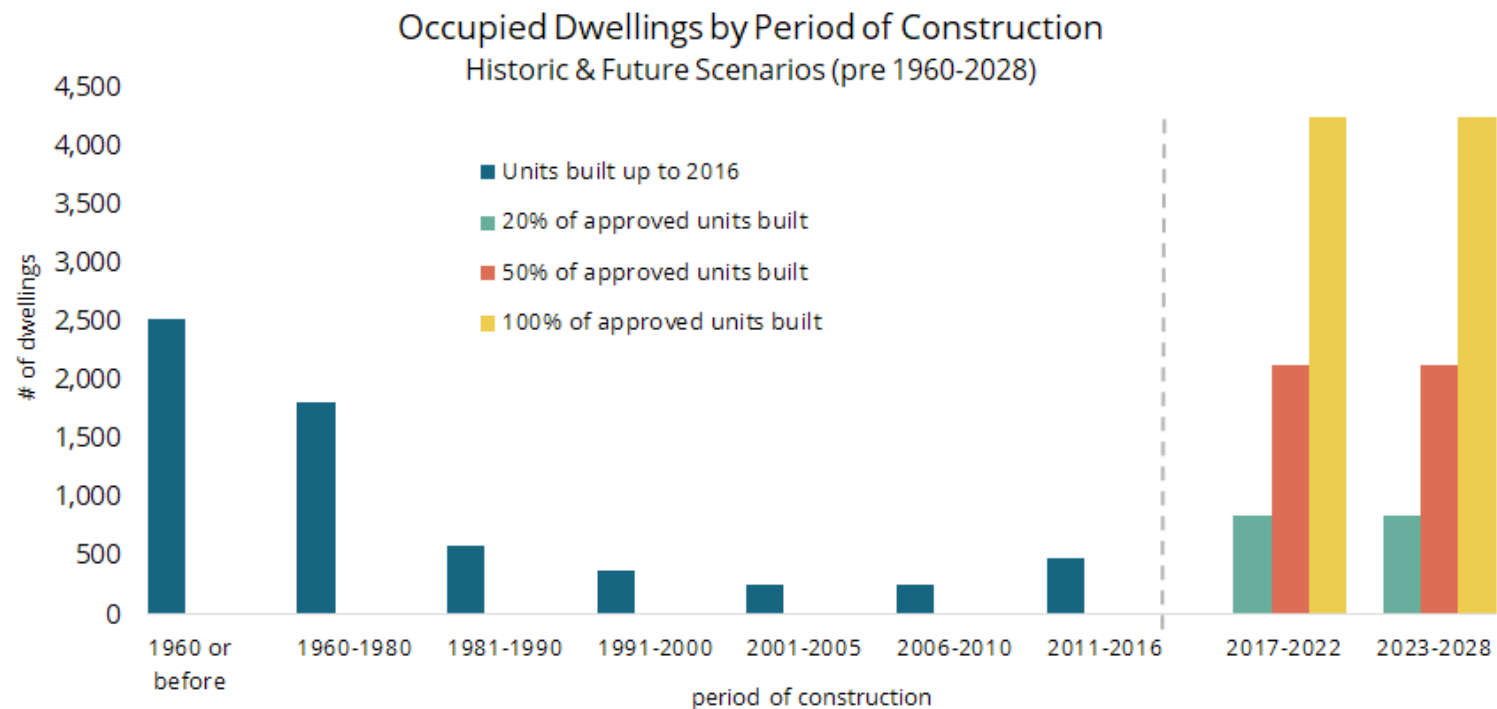
■ Condo Projects ■ Rental Projects

West Centretown Approved Units

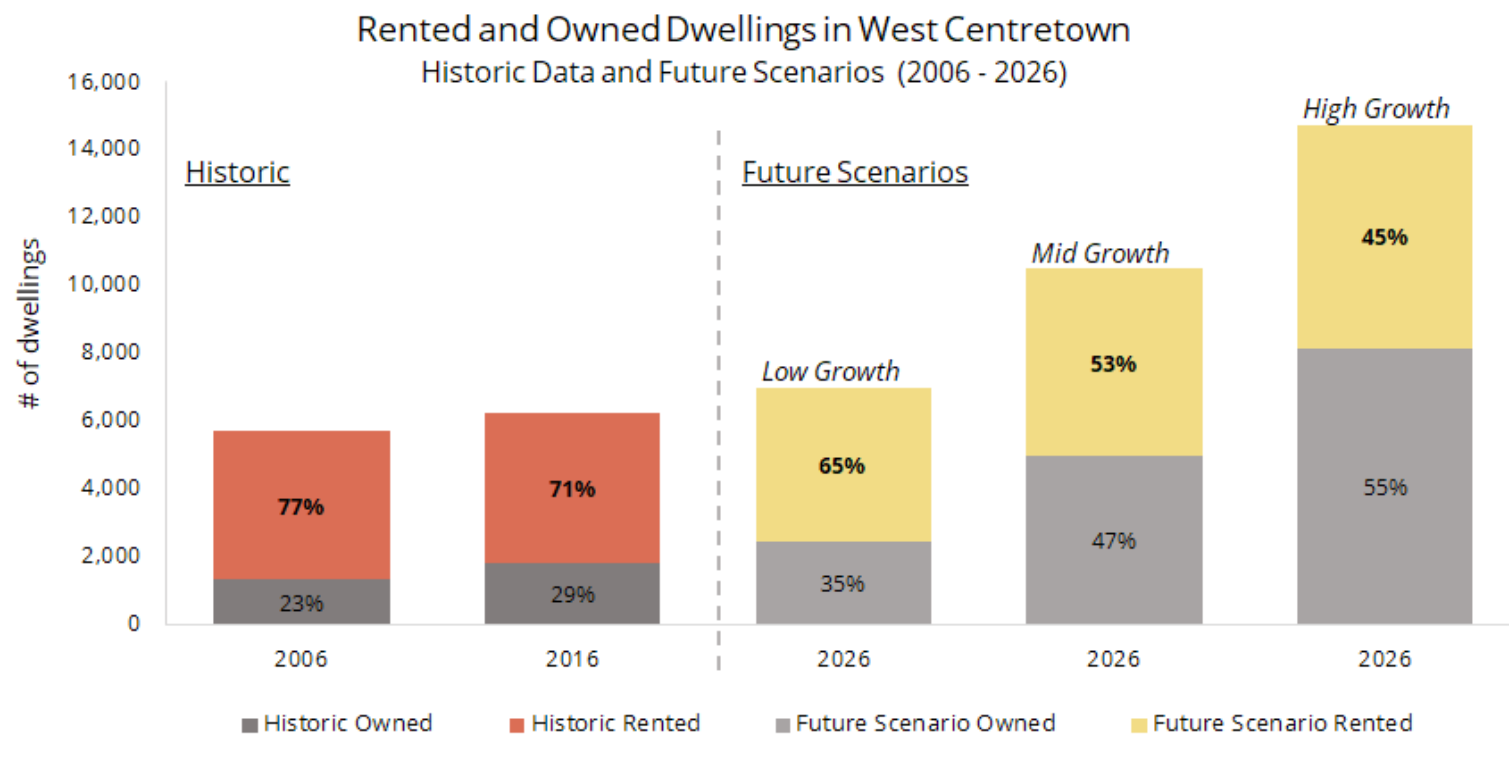


■ Condo Units ■ Rental Units

OCCUPIED DWELLINGS

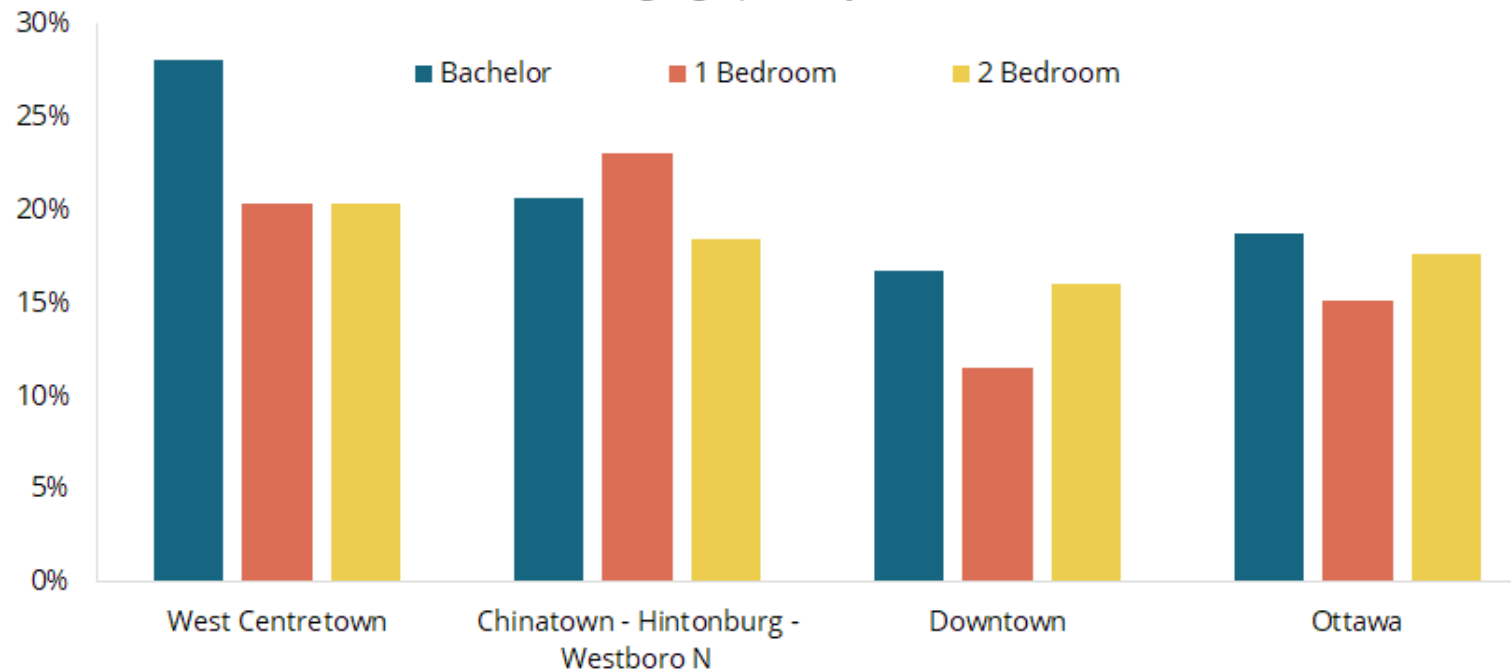


FUTURE TENURE SCENARIOS

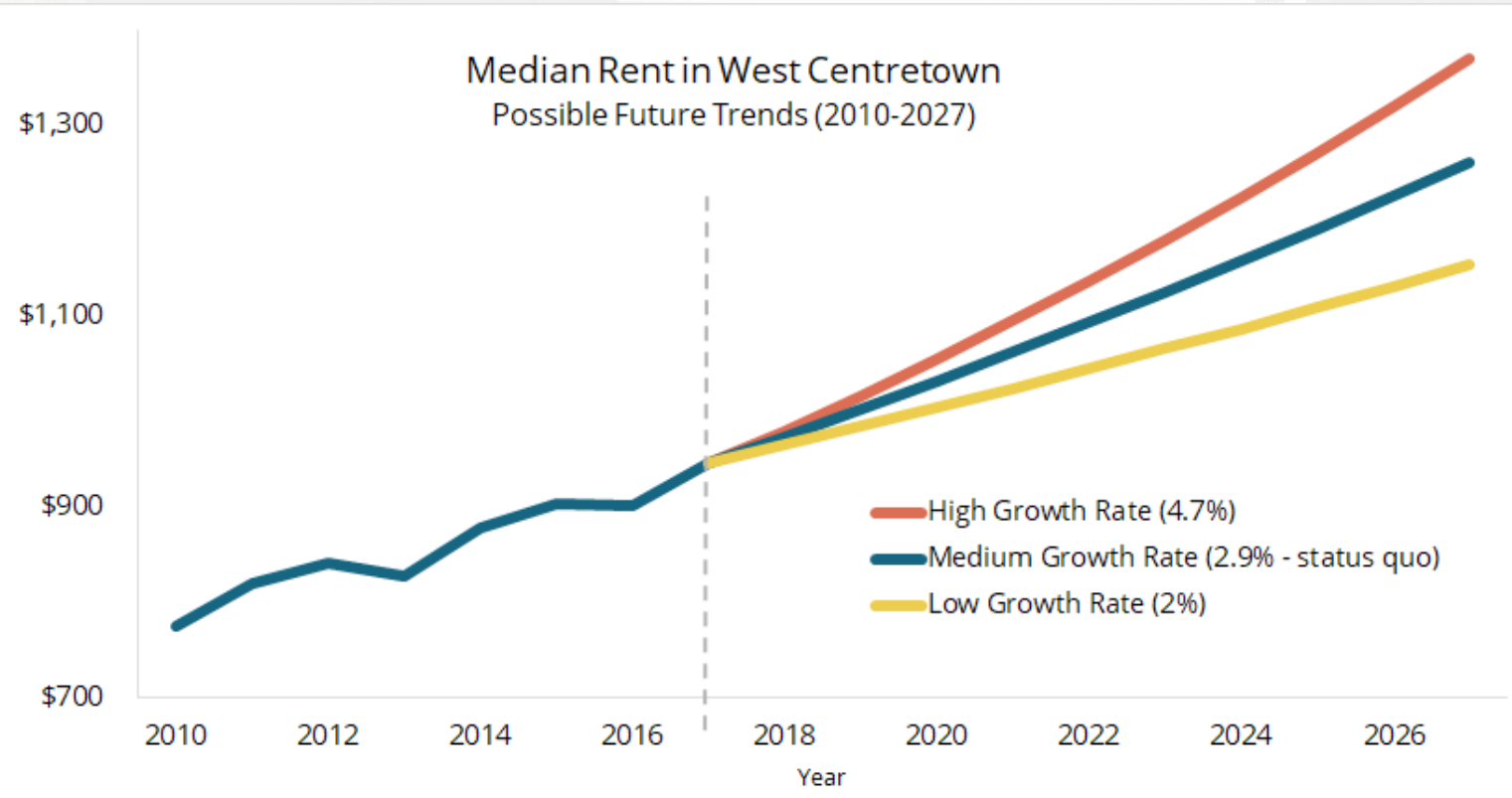


MEDIAN RENTS

Growth Rate of Median Rent between 2010 and 2017
Various geographies, by unit size



MEDIAN RENTS



STRATEGY



RENTAL CONVERSION POLICY

1

ADVOCATE TO CITY

2

ONE-FOR-ONE REPLACEMENT

3

KEEP IN SAME AREA



CITY OF
VANCOUVER

HOUSING
VANCOUVER

HOUSING VANCOUVER STRAT



**PRECEDENT:
HOUSING
VANCOUVER
STRATEGY**

STRENGTHEN PARTNERSHIPS

CITY & STAKEHOLDER

STEWARD'S TABLE ADVOCACY

HOUSING UNCONFERENCE



ROOMING HOUSE PRESERVATION

1

PURCHASE & RENOVATE

2

TRANSFER TO NON-PROFIT

3

INCLUDE SUPPORT SERVICES

4

USE SWCHC RESEARCH

5

USE SECTION 37 BENEFITS



**PRECEDENT:
PORTLAND
HOUSING
SOCIETY**

FAST TRACKING NGO DEV'T

1

FAST TRACK APPROVALS

2

PROVIDE CAPITAL GRANTS

3

PROVIDE CITY LAND

4

INCLUDE ALL NON-PROFITS



**PRECEDENT:
ACTION
OTTAWA**

CREATE RENT BANK

1

SET UP RENT BANK

2

ADMINISTER BY NON-PROFIT

3

USE SECTION 37 BENEFITS

4

LOAN TO REDUCE EVICTION



**PRECEDENT:
TORONTO
RENT
BANK**

CONCLUSION

A photograph of a two-story brick house with a central porch, surrounded by greenery and a blue sky with clouds. The word 'CONCLUSION' is overlaid in large red letters.



**WHAT'S
NEXT?**

**THANK
YOU**

QUESTIONS?