

THIS NEIGHBOURHOOD IS CHANGING

Who is it changing for?

**Urban Development
and the Transformation
of West Centretown**

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*A collaboration between the Department of Geography and Environmental Studies at Carleton University
and the Somerset West Community Health Centre (Ottawa)*

“In today’s transnational, digitally enhanced market, housing is becoming ever less an infrastructure for living and ever more an instrument for financial accumulation.”

— David Madden and Peter Marcuse,
In Defense of Housing

Acknowledgements and Credits

West Centretown and Carleton University are located on the unceded and unsurrendered territory of the Algonquin Nation.

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EXECUTIVE SUMMARY

West Centretown is a vibrant mixed-income neighbourhood in Ottawa's central core. For decades, it has been distinguished by its diverse collection of housing types, as well its comparative affordability.

Over the course of the last half decade, the neighbourhood has begun to be transformed by a significant development boom. While new investments in the area have delivered some positive change, including increased density and improved transit, they have also threatened West Centretown's status as a place where people with lower incomes can continue to live. Most new and proposed developments are marketed to a well-heeled clientele and the area's stock of (comparatively) affordable housing continues to shrink. Few would dispute that West Centretown is changing, but there has not been enough debate about who, precisely, it is changing for.

This report starts from the premise that West Centretown's character, composition, and demographic makeup are all in flux. In an effort to advance a broad conversation about these changes, it catalogs and considers the impact of new housing developments in the area.

We hope that the information that follows will serve as an informational resource for neighbourhood residents and community organizations that are committed to ensuring that West Centretown remains a place where a broad diversity of people can continue to secure housing and build community.



Figure 1. West Centretown is in the midst of development boom

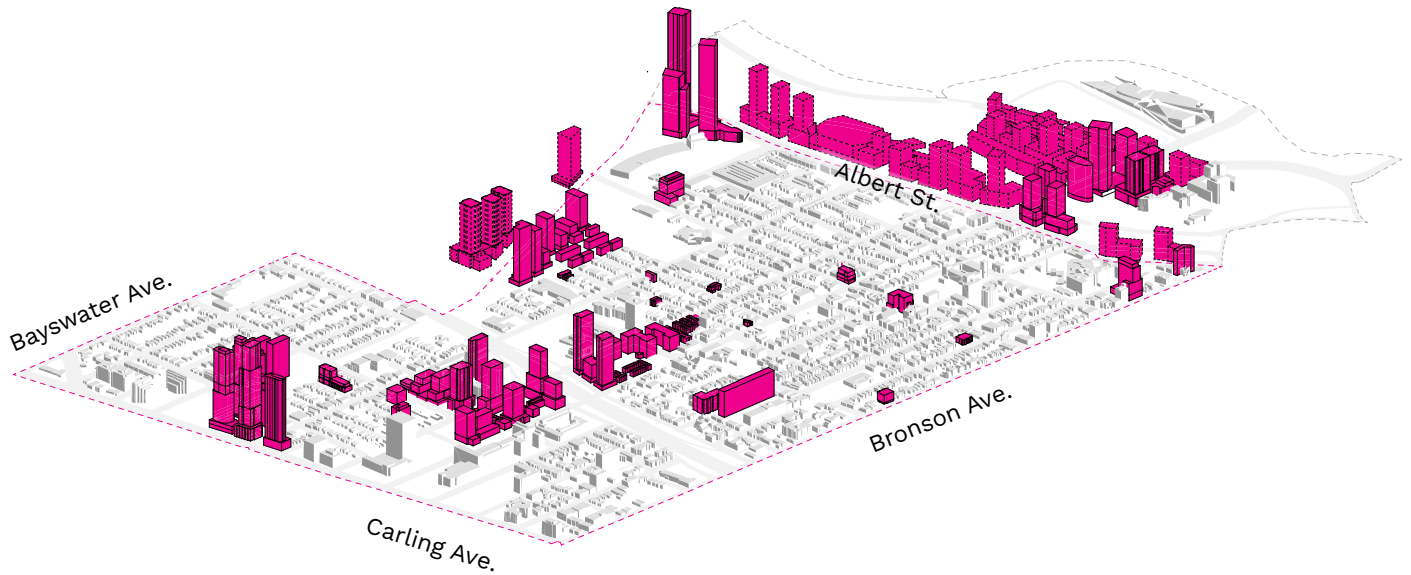


Figure 2: Boundaries of West Centretown¹

¹ West Centretown is a diverse and vibrant neighbourhood located in Ottawa's core. It is bordered by Albert Street to the north, Carling Avenue to the south, Bronson Avenue to the east, and the areas surrounding the O-Train rail line to the west. Major developments adjacent to the neighbourhood boundary are shown throughout this report for context.

01

INTRODUCTION

West Centretown is one of central Ottawa's most vibrant and diverse neighbourhoods. It is home to a broad socio-demographic spectrum of residents. Its housing stock has long included a range of comparatively affordable options and its built environment is composed of an eclectic mix of single-detached homes, row houses, rooming houses, and apartment buildings. For decades, West Centretown has remained a place where people of various backgrounds have been able to secure housing and build community.

All of this is in flux, however. In recent years, West Centretown has seen a significant upsurge in new build housing developments, a renovation of existing housing stock, and a growth in median household income levels, as well as a decrease in the number of international newcomers choosing to settle in the neighbourhood.²

West Centretown is changing, to be sure, but greater scrutiny is needed to understand who stands to benefit from these changes, and who does not.

This Neighbourhood is Changing is the product of a collaboration between researchers at Carleton University's Department of Geography and Environmental Studies (DGES) and the Somerset West Community Health Centre (SWCHC).

The analysis that follows aims to document and assess how new housing developments have impacted West Centretown in the period since January 2015. To date, too little has been said about the cumulative impact that new housing projects have had (and will have) on the neighbourhood. This report seeks to help close this gap by assembling information about all major private and public housing projects that have been proposed, approved, initiated, and/or completed in West Centretown since 2015.

² Somerset West Community Health Centre, *Building Community Together: Grassroots Planning In West Centretown*, 2020.

Our aim is to provide a resource that can be used by residents and organizations that are committed to sustaining West Centretown's status as a vibrant and diverse place. In particular, we hope this report will be useful to those that are committed to fighting for housing equity and ensuring that West Centretown remains a community for people of all income levels.

By cataloging what kind of housing is being built, and for whom, this report also aims to contribute to a broader effort to contest the commonsense notion that *any* kind of increase in the housing supply represents progress towards addressing Ottawa's multifaceted housing crisis. Policymakers and other stakeholders will have to do far more than facilitate an increase in the number of available housing units if they are interested in addressing this city's housing challenges in an equitable manner.

02

NEIGHBOURHOOD PROFILE: THE URBAN GEOGRAPHY OF WEST CENTRETOWN³

POPULATION: 9,460

32.1% of WC residents are first generation newcomers
(OTTAWA AVERAGE = 26.3%)

8.2% of WC residents came to Canada as refugees
(OTTAWA AVERAGE = 4.3%)

32.7% of WC residents are racialized
(OTTAWA AVERAGE = 26.3%)

2.6% of WC residents are Indigenous
(OTTAWA AVERAGE = 2.5%)

28.3% of WC residents live alone
(OTTAWA AVERAGE = 11.5%)



INCOME

\$43,328.00 is the median household income in WC
(41% less than OTTAWA AVERAGE)

WC has an unemployment rate of **8.8%**
(OTTAWA AVERAGE = 7.2%)

Nearly **30%** of WC residents are considered low income
(more than 3X higher than the OTTAWA AVERAGE)

40.3% of WC seniors are considered low income
(more than 4x higher than OTTAWA AVERAGE)

HOUSING

71% of WC residents live in rental units
(more than 2x higher than OTTAWA AVERAGE)

Nearly **40%** of WC residents spend more than 30% of their pre-tax income on housing
(OTTAWA AVERAGE = 23.8%)

Nearly **25%** of WC residents live in social housing

Roughly **1 IN 20** CW residents live in housing that does not accommodate the size and composition of their household

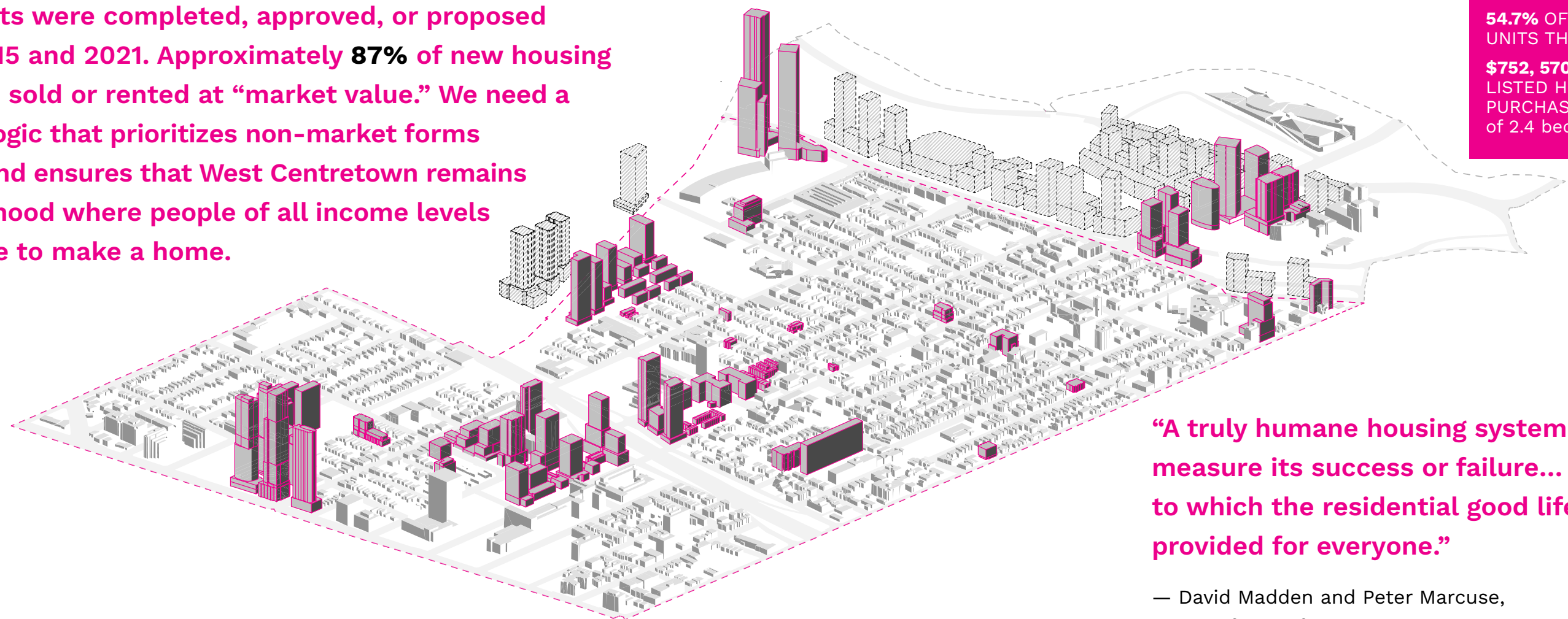
Nearly **1 IN 10** houses in CW is in need of major repairs
(much higher than OTTAWA AVERAGE)

³ Ottawa Neighbourhood Study, "About Neighbourhood Boundaries | Ottawa Neighbourhood Study", 2021, <http://www.neighbourhoodstudy.ca>. N.B. These figures are based on data collected for the 2016 federal Census. Unfortunately, more recent census data was not yet available at publication time.

WEST CENTRETOWN IS CHANGING

Who is it changing for?

In our neighbourhood an estimated 35 new housing developments were completed, approved, or proposed between 2015 and 2021. Approximately **87%** of new housing units will be sold or rented at “market value.” We need a residential logic that prioritizes non-market forms of housing and ensures that West Centretown remains a neighbourhood where people of all income levels can continue to make a home.



WEST CENTRETOWN HOUSING MARKET SNAPSHOT (JANUARY 2022)

\$1772.00/MONTH
AVERAGE PRICE
PER 1B UNIT

\$2496.00/MONTH
AVERAGE PRICE
PER 2B+ UNIT

\$2225.00/MONTH
AVERAGE PRICE PER
3B+ UNIT

54.7% OF AVAILABLE
UNITS THAT ARE 1B or less

\$752, 570.00 AVERAGE
LISTED HOUSING
PURCHASE PRICE (average
of 2.4 beds)

“A truly humane housing system would measure its success or failure... in the extent to which the residential good life is actually provided for everyone.”

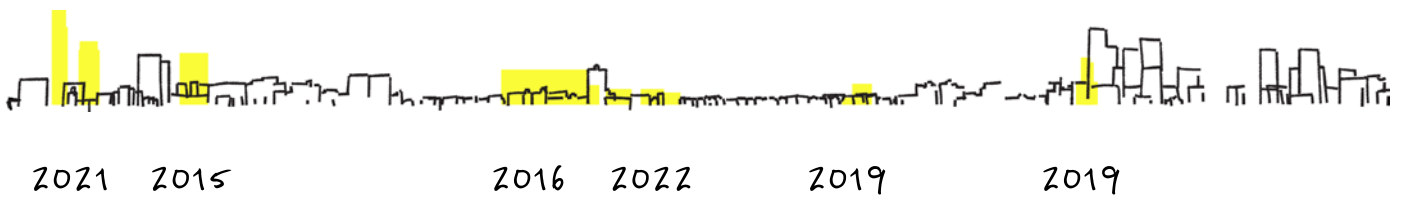
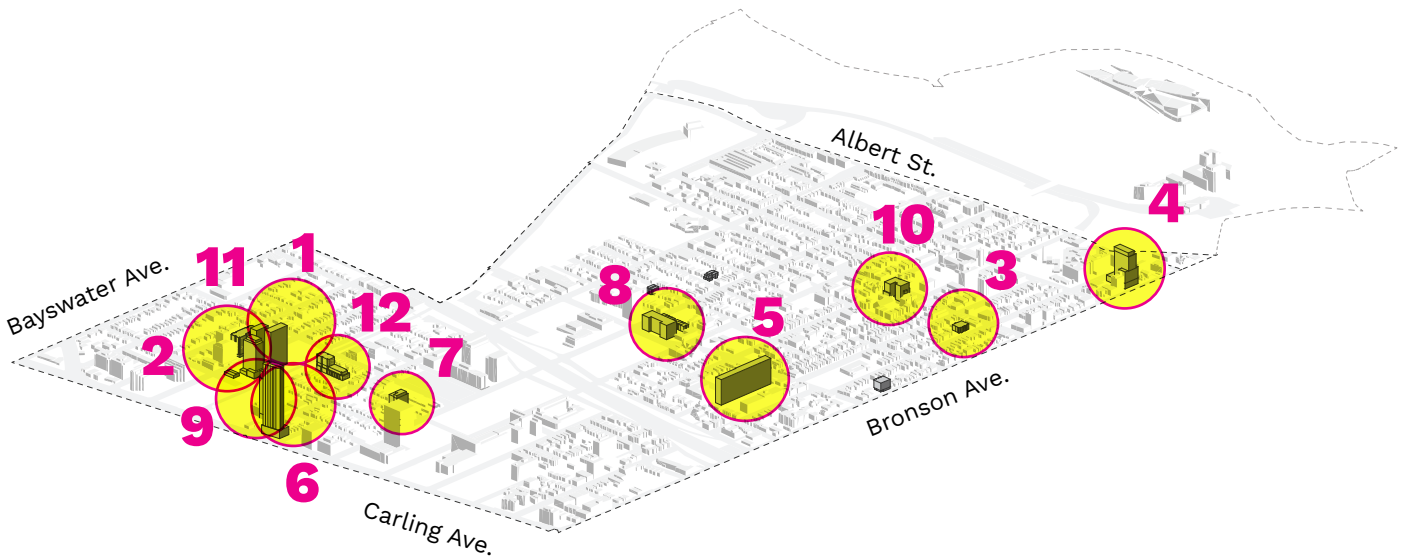
— David Madden and Peter Marcuse,
In Defense of Housing

03

NEIGHBOURHOOD CHANGE

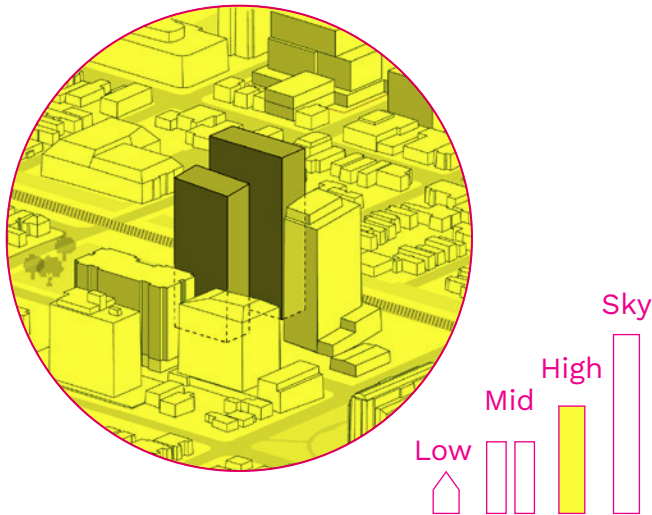
New Developments in West Centretown

DEVELOPMENTS
**COMPLETED
OR UNDER CONSTRUCTION**



1 101-105 CHAMPAGNE AVENUE

Envie Little Italy



550 UNITS 28-storey student apartment building; Private market rental; Mixed-use with limited ground floor commercial space

CLAIMED AFFORDABILITY None

STATUS Completed

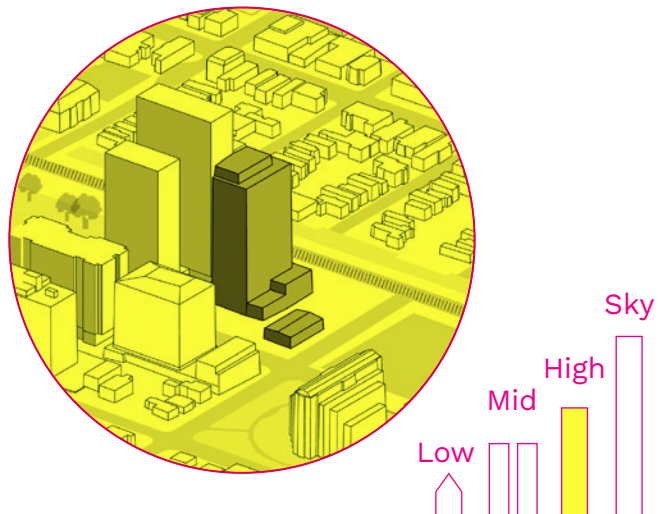
EXPECTED OCCUPANCY Available for occupancy since 2021

DEVELOPERS Ashcroft Homes

BUILDING TYPE High-rise

2 111 CHAMPAGNE AVENUE

Soho Champagne



200 UNITS 21-storey apartment building; Private market rental

CLAIMED AFFORDABILITY None

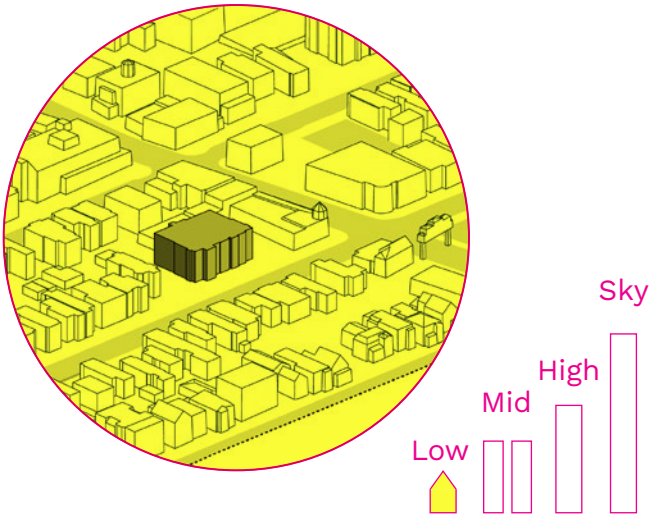
STATUS Completed

EXPECTED OCCUPANCY Available for occupancy since 2015

DEVELOPERS Mastercraft Starwood and managed by Apollo Property Management

BUILDING TYPE High-rise

3 160-170 CAMBRIDGE
162 Cambridge Street North



24 UNITS 3-storey apartment building;
Private market rental

CLAIMED AFFORDABILITY None

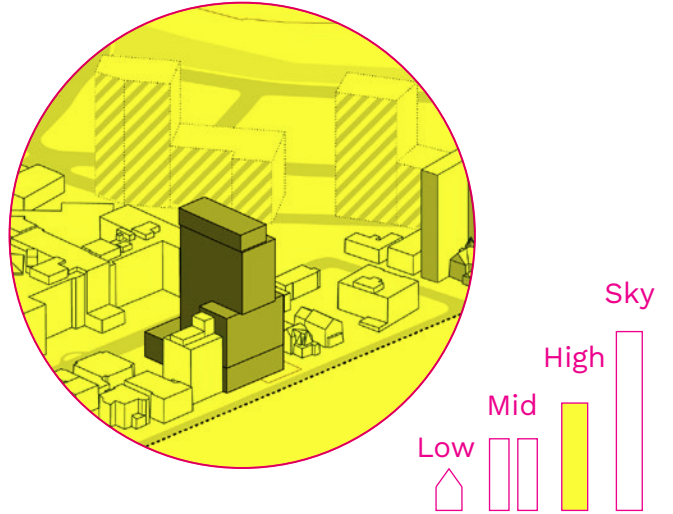
STATUS Completed

EXPECTED OCCUPANCY Available for
occupancy since 2019

DEVELOPERS Canci Homes Corporation Inc.
and managed by the Canci Rentals

BUILDING TYPE Low-rise

4 192-196 BRONSON AVENUE
The Beckett



250+ UNITS 19-storey mixed-use con-
dominium with commercial spaces and
amenities at the ground level; Private market
rental

CLAIMED AFFORDABILITY None

STATUS Completed

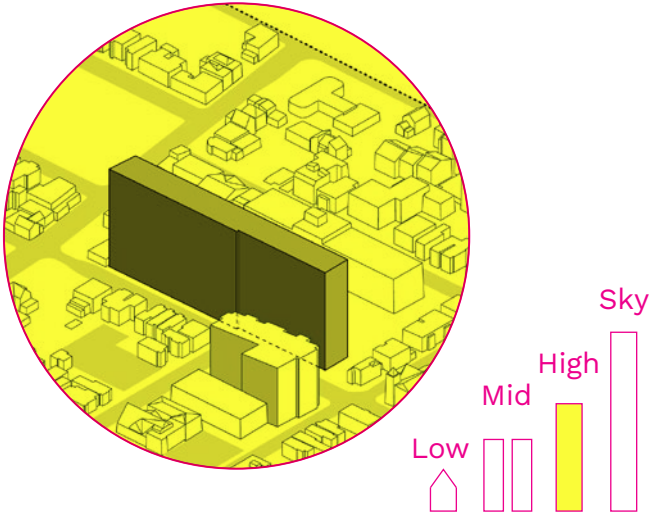
EXPECTED OCCUPANCY Available for
occupancy since 2021

DEVELOPERS Developed by Rimap Devel-
opment in partnership with Prince Develop-
ments and managed by District Realty

COMMUNITY BENEFITS Total value of
community benefits is \$355,120 (40% —
Ward 14 affordable housing reserve: 60%
— landscaping and pedestrian amenity
improvements and creating an urban agri-
culture fund for Ward 14)

BUILDING TYPE High-rise

5 207 BELL STREET NORTH
LIV Apartments



444 UNITS 12-storey apartment building with outdoor commercial patio at the ground level; Private market rental

CLAIMED AFFORDABILITY None

STATUS Completed

EXPECTED OCCUPANCY Available for occupancy since 2016

DEVELOPERS An InterRent REIT Property Managed by CLV Group

PROJECT COST InterRENT bought Bell Terrace for \$38.63M

BUILDING TYPE High-rise

**DEVELOPMENT PROFILE:
LIV APARTMENTS**



Before the apartment complex at 207 Bell Street North was transformed into a luxury condo-style apartment building, it served as a de facto housing resource for low- and middle-income households in West Centretown. The pre-renovation Bell Terrace building offered 1-bedroom unit rents of between \$750 - \$900 per month (all utilities included).

In 2013, InterRent, a Real Estate Investment Trust (REIT), purchased Bell Terrace and embarked on an extensive renovation aimed at converting the existing building into an upscale apartment tower called LIV Apartments.⁴ Changes included upgrades to the interior design of all units, the installation of a new roof system and elevators, the

⁴ InterRent (REIT) also owns a 47.5 percent interest in Trinity Development Group's proposed three-tower project at 900 Albert Street near Bayview Station after adding to its one-third stake in the development in 2020. Information retrieved from Mike McGahan, "InterRent REIT sees signs of market turnaround as revenues rise in Q2," Ottawa Business Journal, 2021, <https://obj.ca/article/real-estate/residential/interrent-reit-sees-signs-market-turnaround-revenues-rise-q2>

upgrading of common areas, and the construction of new residential amenities.

Importantly, the renovation transformed tenant demographics by dramatically raising rents and explicitly branding itself to upwardly mobile “young professionals.”

Today, LIV Apartments offers renters choices of well-appointed 1 & 2 bedroom apartments with access to a 24hr concierge, valet parking and various luxury amenities. Rental prices range from \$1,699 to \$2,875.⁵ A large portion of the building has also been given over to the short-term rental market, LIV “extended stay” rooms are bookable on popular travel websites such as AirBnb, Booking.com, and Trivago.

The LIV redevelopment is a potent symbol of how financialized real estate investment is impacting comparatively affordable housing options and driving neighbourhood change. While we do not want to romanticize what the former Bell Terrace offered, the “upgrading” of 444 residential units has had a profound effect on the neighbourhood. At least one neighbourhood school, for example, has seen its enrolment plummet as a result of the shifting composition of the neighbourhood, including changes to 207 Bell Street North.

⁵ Liv Apartments, “Unmatched Ottawa Apartments: Luxury living starting at \$1,699. <https://www.livottawa.com/sections/floorplans.php>.

What happens to a diverse neighbourhood when one of its largest housing complexes is transformed into a luxury oasis for young professionals?

Former residents of Bell Terrace were not provided with monetary compensation, nor were they given an option to return after the renovations were completed. Instead, they were asked by CLV Group, who manages the property for InterRent, to break their leases without penalty and seek accommodation elsewhere.⁶

Residential tenants were not the only ones displaced by this process. Calabria restaurant, which had been located on the ground floor of Bell Terrace for 42 years, was forced to close its doors. “It’s been four generations, my late grandfather worked here also in the 70s,” former owner Palmo Pasqua told CTV NEWS at the time. “Customers used to come in with their kids, now they’re coming with their own kids.”⁷

⁶ Adami, Hugh, “So long to a slice of life,” *Ottawa Citizen*, May 24, 2013. <https://www.pressreader.com/canada/ottawa-citizen/20130524/281973195185682>

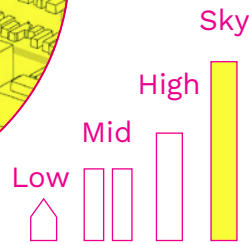
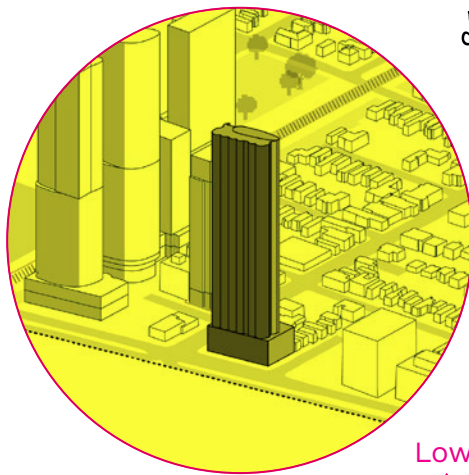
⁷ CTV Ottawa, “Calabria Restaurant set to close after 42 years,” May 21, 2013. <https://ottawa.ctvnews.ca/calabria-restaurant-set-to-close-after-42-years-11290656>.

6

505 PRESTON STREET

Claridge Icon

It is often suggested that an increase in supply will make housing more affordable for everybody. But does a sharp increase in the number of high-end units actually get us any closer to this goal?



320 UNITS 45-storey condo tower; Private market rental mixed-use building with commercial/retail space on ground to third floor

CLAIMED AFFORDABILITY None

STATUS Completed

EXPECTED OCCUPANCY Available for occupancy since 2021

DEVELOPERS Claridge Homes

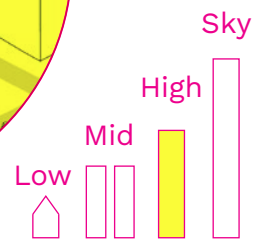
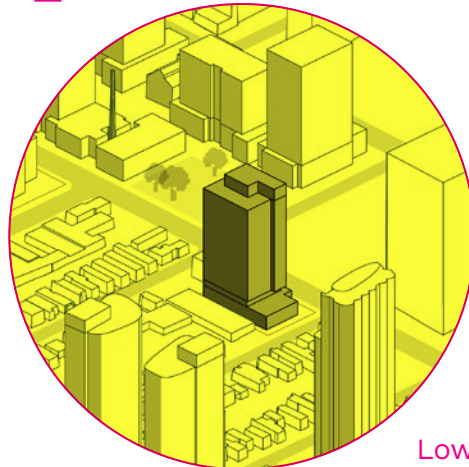
COMMUNITY BENEFITS Total value of community benefits is \$1,150,700 (80% — design and construction of future pedestrian and cycling paths/ bridges, and the implementation of area wide public realm improvements; 20% — other potential community benefits)

BUILDING TYPE Skyscraper

7

518 ROCHESTER STREET

Nuovo



127 UNITS 18-storey apartment building with indoor/outdoor amenity space; Private market rental mixed-use building with 362.32 m² leasable commercial/retail space

CLAIMED AFFORDABILITY None

STATUS Completed

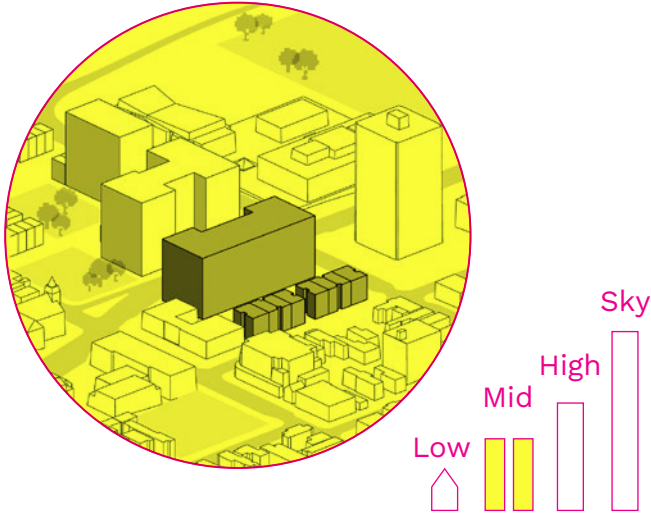
EXPECTED OCCUPANCY Available for occupancy since 2019

DEVELOPERS Domicile Developments

COMMUNITY BENEFITS \$317,000 to the City's affordable housing program, for projects in Ward 14, and 20% of the units will be designed as 3-bedroom units (The latter commitment does not seem to have been kept)

BUILDING TYPE High-rise

8 811 GLADSTONE AVENUE
Mosaïq811



108 UNITS & 32 TOWNHOMES 6-storey apartment building with 522 m² of ground floor amenity/community space.

CLAIMED AFFORDABILITY a mix of affordable (Below-Market-Rents (BMR) determined as a percentage of Average Market Rent (AMR), up to 80%) and market residential units

STATUS Nearing completion

EXPECTED OCCUPANCY Available for occupancy since 2022

DEVELOPERS Ottawa Community Housing Corporation (OCH)

BUILDING TYPE Mid-rise

Can the desirability of "social-mix" models really be taken for granted?

DEVELOPMENT PROFILE: MOSAÏQ811



Figure 7. Mosaïq811 redevelopment before and after

Mosaïq811 is an Ottawa Community Housing (OCH) redevelopment located at 811 Gladstone Avenue. It is the first of three major OCH developments in the neighbourhood and is described as representing the future of housing in Ottawa – ‘affordable, sustainable, and engaging.’⁸

The complex contains 140 units, including a single six storey mid-rise apartment building (108 units) and a series of stacked townhomes (32 units).⁹ It also includes approximately 5,000 square feet of shared amenity spaces for tenants. Mosaïq811 is branded as an inclusive, mixed community intended to attract tenants of diverse socio-economic backgrounds such as families,

⁸ Ottawa Community Housing, "NEWS RELEASE: 811 Gladstone Avenue – Affordable, Sustainable, Engaging," OCHC, November 29, 2019, <https://www.och-lco.ca/811gladstonetb/>.

⁹ The mid-rise apartment building with 108 homes contains 15 Bachelor, 59 One-bedroom, 38 Two-bedroom, 20 Three-bedroom, and 8 Four-bedroom units. The 32 townhomes contain 16 Two-bedroom, 8 Three-bedroom, and 8 Four-bedroom units.

seniors, youth, singles, and couples.¹⁰

Fifty percent of the units have two or more bedrooms and fifteen percent of the units in the mid-rise apartment building are accessible. The now-vacant parcel of land immediately south of Mosaïq is also slated to be developed by OCH as a “market rate” complex.

The Mosaïq811 project is illustrative of broader shifts in the way that public housing authorities have approached new developments. The complex incorporates mixed levels of affordability, a diverse range of unit types, and mixed uses in order to foster the diversity that municipal and federal housing authorities argue will advance equitable access to affordable housing.

While the goal of building an inclusive mixed income community is arguably an improvement on earlier segregated models of social and community housing, the degree to which this project will make West Centertown’s housing options more accessible remains an open question. It is critical to ask questions about what counts as “affordable housing” and who might actually live in these units.

Previously, the site contained 26 townhomes built in 1966 whose tenants were primarily families paying rent-gear-to-income (RGI). In recent years, these townhomes were identified as past the point of repair and slated for redevelopment. Before demolition, OCH shared its redevelopment plans with the tenants and

rehoused them elsewhere within the OCH portfolio until they could exercise their right to return. From the perspective of OCH, the rehousing offers consisted of better living conditions for the same rent and were readily accepted by tenants.

In spite of these intentions, however, the rents established for Mosaïq811 require a household income of \$30,000–\$60,000 per year to ensure a household is not paying over 30% of their income in rent¹¹. Mosaïq811’s rents do not include any RGI units. Instead, they are based on a metric called Below Average Market Rent (BMR) While lower than ‘market-rate’ housing, these rents are still based on a fluctuating market, and unaffordable for most OCH tenants.¹²

Mosaïq811 is one of several renewal projects that OCH will undertake as part of a long-term refinancing process that is shaped by the 2017 federal National Housing Strategy and a CMHC/Ontario Ministry of Housing bilateral agreement.¹³ While the latter proposes to expand community housing provision, it will do so through mixed-income, mixed-use models, rather than well-established models of comprehensive rental subsidy.

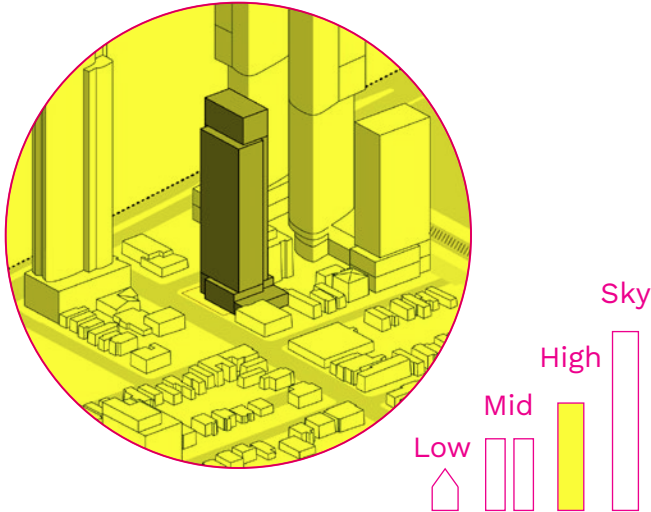
¹⁰ 36 units are designated for seniors.

¹¹ Mosaïq811’s rents retrieved from: Mosaïq811, “Modern, Affordable Living,” Ottawa Community Housing as Arriv Properties, accessed July 2021, <https://mosaiq811.ca/>.

¹² In 2019, OCH recorded average tenant household income as \$17,000 per year. Information retrieved from Ottawa Community Housing, “Tenants in Good Financial Standing,” OCHC, June 19, 2020, <https://www.och-lco.ca/och-corporate/qbit/tenants-in-good-financial-standing/>

¹³ Shelley VanBuskirk, “Ottawa Community Housing Corporation Mortgage Refinancing,” (April 9, 2019). <http://Ottwatch.Ca/Meetings/File/579674>

9 500 PRESTON STREET
Soho Italia



250 UNITS 30-storey mixed-use apartment building with 254m² of office/retail space

CLAIMED AFFORDABILITY A minimum of 20% of the units affordable with rents at or below 30% of the median household income (no evidence of this commitment has been seen to date)

STATUS Design approved; Under construction

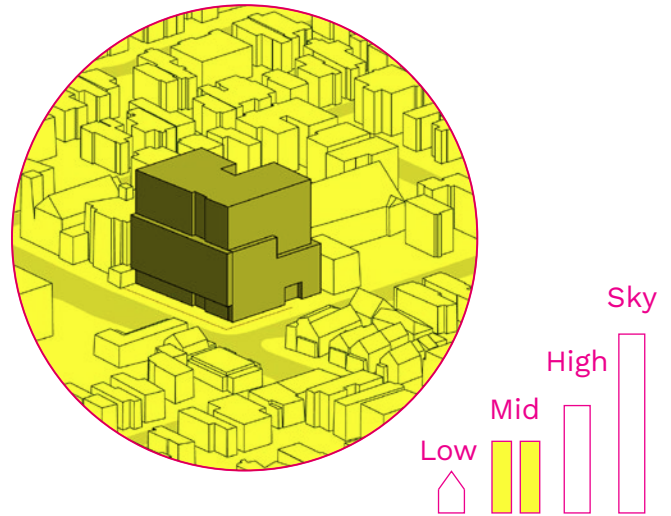
EXPECTED OCCUPANCY Estimated completion date 2022

DEVELOPERS Mastercraft Starwood

INCENTIVES \$86.4 million in CMHC financing through a Rental Construction Financing Initiative (RCFI) fund

BUILDING TYPE High-rise

10 770 SOMERSET STREET
Jade



112 UNITS 9-storey mixed-use apartment building with 5,000 sq. ft. of commercial/retail space on ground floor

CLAIMED AFFORDABILITY None

STATUS Design approved; Under construction

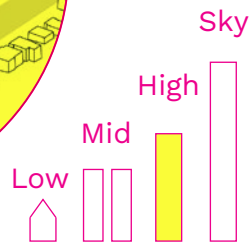
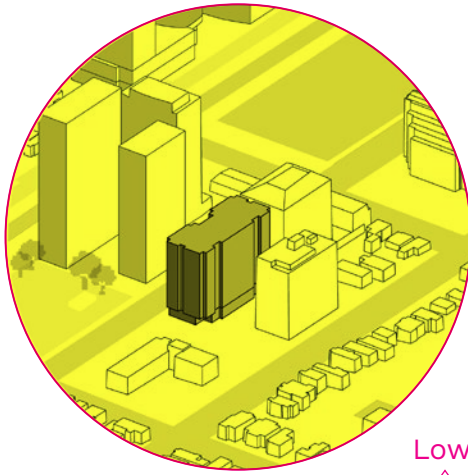
EXPECTED OCCUPANCY To be determined

DEVELOPERS Katasa Groupe Développement based in Gatineau, QC

BUILDING TYPE Mid-rise

COMMUNITY ENGAGEMENT adapted the design to a mix of white and red brick after consulting with the local community association and BIA

11 90 CHAMPAGNE AVENUE



336 UNITS 14-storey residential apartment building; Private market rental

CLAIMED AFFORDABILITY None

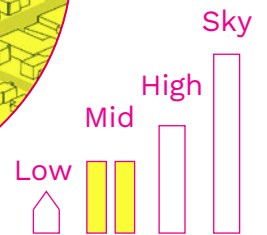
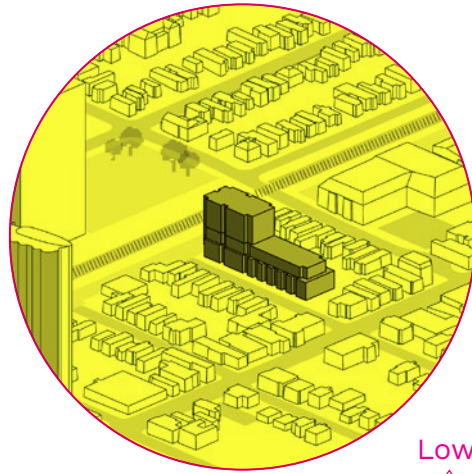
STATUS Site plan approved; Under construction

EXPECTED OCCUPANCY 2023

DEVELOPERS District Realty

BUILDING TYPE High-rise

12 101 NORMAN STREET



117 UNITS 9-storey building

CLAIMED AFFORDABILITY None

STATUS Design approved; Under construction

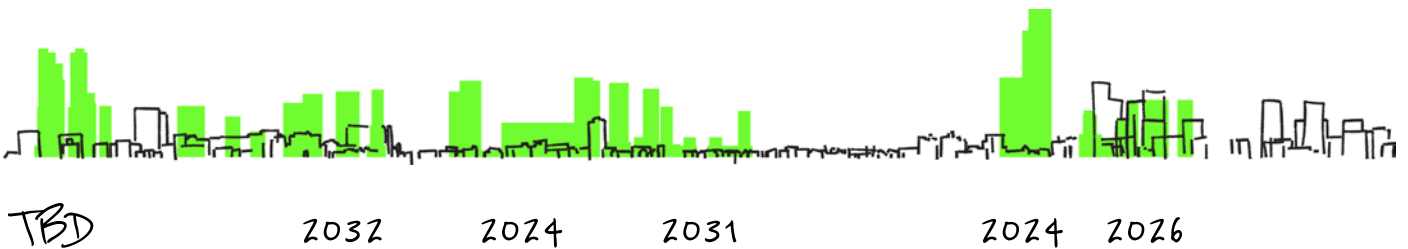
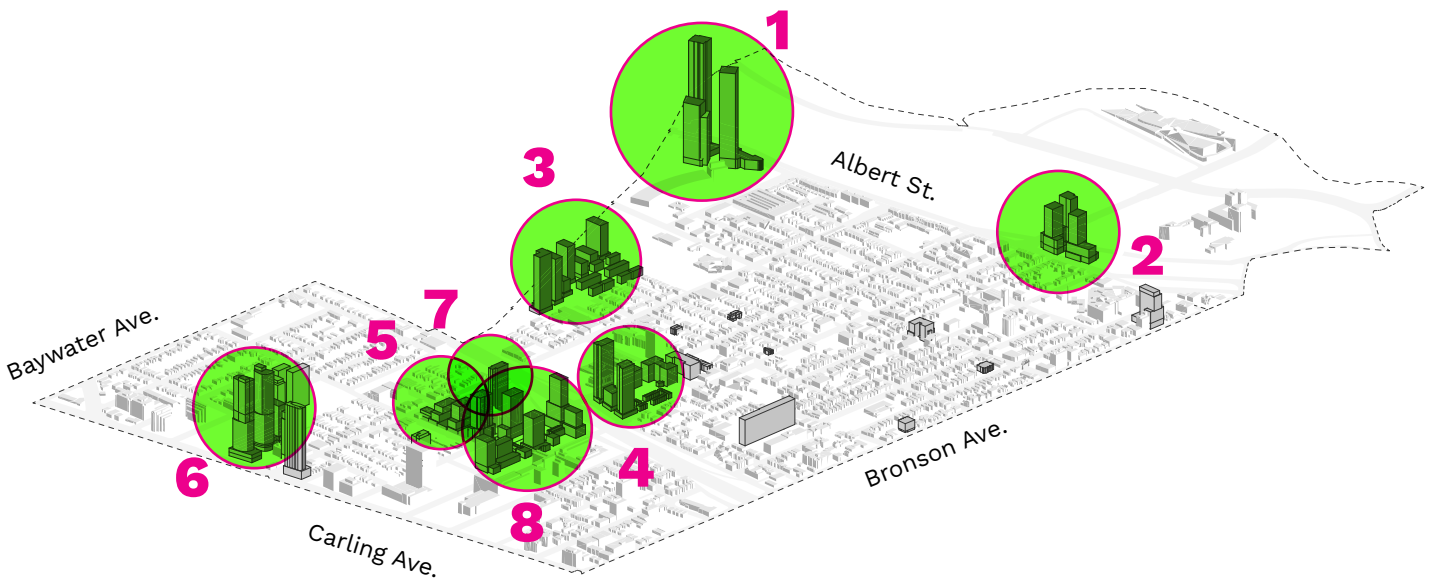
EXPECTED PROJECT LENGTH

DEVELOPERS Taggart Realty Management

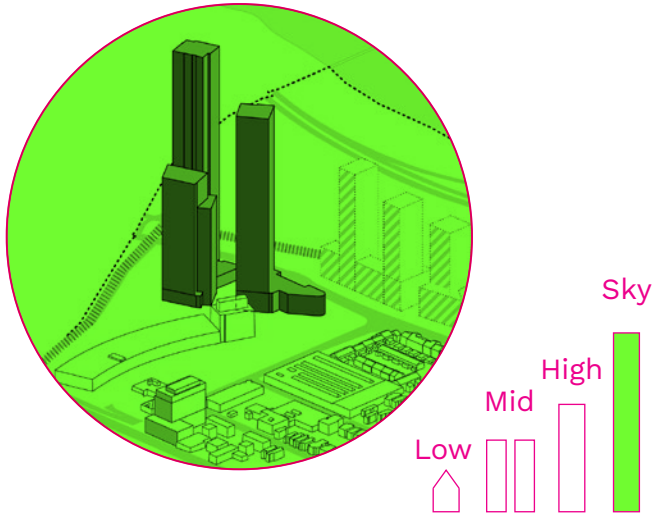
BUILDING TYPE Mid-rise

APPROVED DEVELOPMENTS

Who should decide how our neighbourhood is transformed?
Why should developers play such a significant role?



1 900 ALBERT STREET
Trinity Station Development



1632 UNITS 3-tower development (65, 56, and 27 storeys); Private market rental mixed-use building with 28,000 m² leasable commercial/retail space

CLAIMED AFFORDABILITY To be determined

STATUS Project approved by council in 2020; Currently undergoing site plan approval

EXPECTED OCCUPANCY 2024

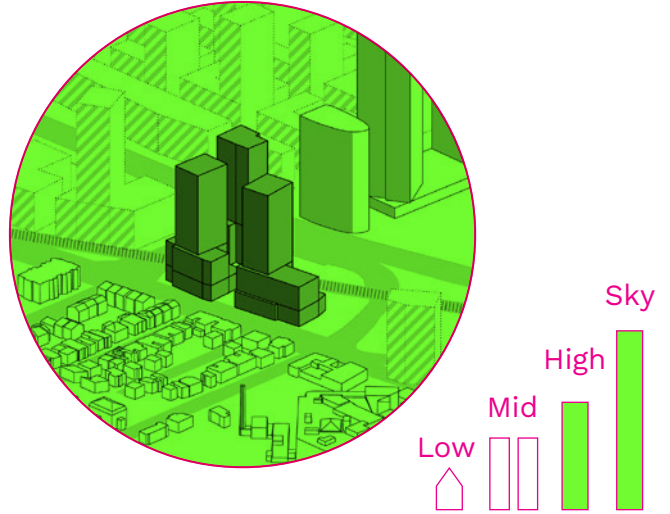
DEVELOPERS Trinity Development Group

COMMUNITY BENEFITS (from developer): \$6.25 million

INCENTIVES FUNDS (to developer): ~ \$9 million

BUILDING TYPE Skyscraper

2 665 ALBERT STREET
Library Parcel Development



601 UNITS ~ two-tower development (30 and 35 storeys) each with a four-storey terraced podium; 354 Private market rental units

CLAIMED AFFORDABILITY ~247 affordable units (130 at 59% market rate & 117 at 79% market rate)

STATUS Developer awarded; Design approved

EXPECTED OCCUPANCY Early 2026

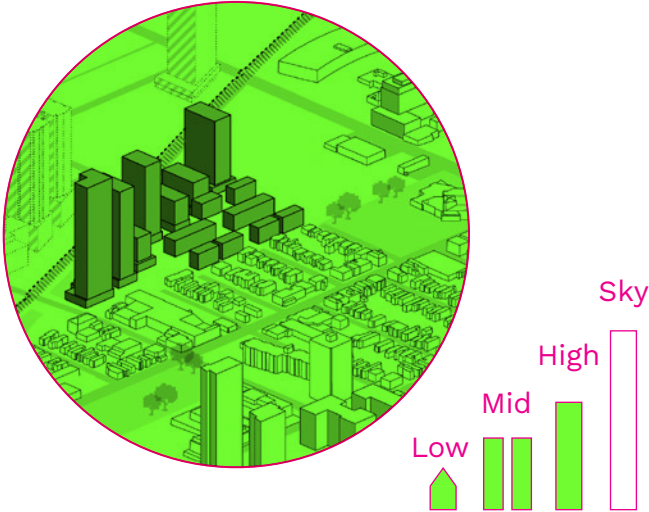
DEVELOPERS Dream LeBreton and Multi-faith Housing Initiative (selected by NCC, in partnership with CMHC)

COMMUNITY BENEFITS Outdoor public space, community hub, daycare and community bike shop, \$150,000 in funding per year for 20 years of onsite programs

BUILDING TYPE Skyscraper & High-rise buildings

Who determines how we measure affordability?

3 933 GLADSTONE AVENUE
Gladstone Village Phase 1 and 2



1,100 UNITS 96 townhome units and 1,004 high-rise apartment units; mixed-use development comprising of 4 high-rise towers (30, 24, 20 & 18 storeys); 3 mid-rise buildings (all 8 storeys) and 8 low-rise buildings (all 4 storeys) including approximately 7,152m² of ground floor retail, commercial and institutional space, as well as 9,290m² of office space

CLAIMED AFFORDABILITY a combination of affordable (estimated 550 units) and market residential, both rental and ownership

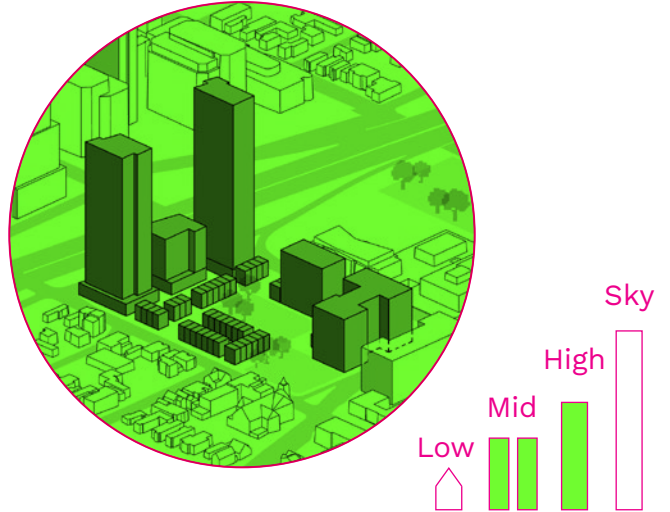
STATUS Application reactivated

EXPECTED OCCUPANCY 2031

DEVELOPERS Ottawa Community Housing Corporation (OCH)

BUILDING TYPE Low, Mid & High-rise buildings

4 818 GLADSTONE AVENUE
Rochester Height Redevelopment



698 UNITS Mixed-income and mixed-used development comprising of 2 High-rise towers (30 and 26 storeys), 3 Mid-rise buildings (6-9 storeys) and 42 stacked townhomes

AFFORDABILITY 25% of units affordable (Below-Market-Rents (BMR) determined as a percentage of Average Market Rent (AMR), up to 80%)

STATUS Approved; Construction expected to start in Summer 2022

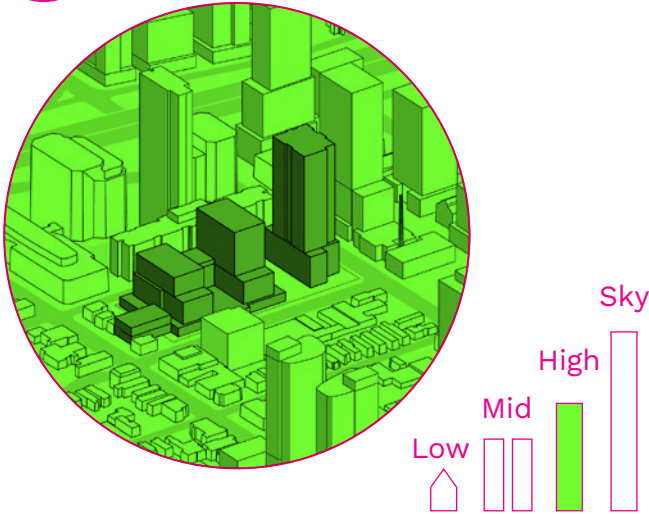
EXPECTED OCCUPANCY Summer 2024

DEVELOPERS Ottawa Community Housing Corporation (OCH)

INCENTIVES \$168 million financing by the Federal Government through the National Housing Co-Investment Fund

BUILDING TYPE Mid & High-rise buildings

5 450 ROCHESTER STREET



540 UNITS two-phase mixed-use development (Phase 1 - 295 residential rental units, phase 2 - 245 units); Private market rental

CLAIMED AFFORDABILITY To be determined

STATUS Approved in 2020

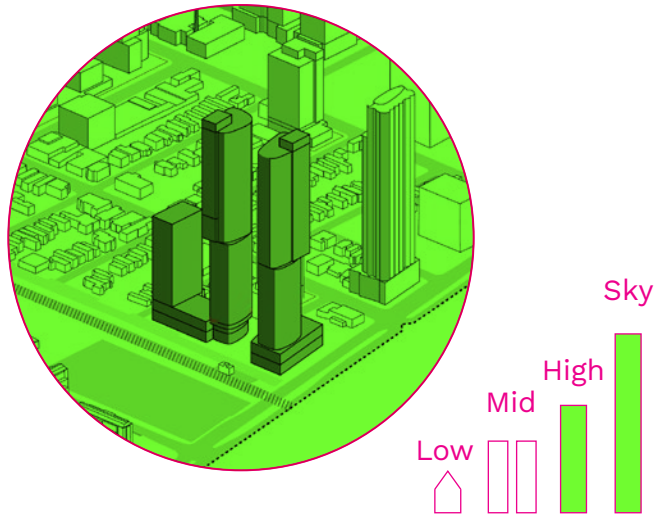
EXPECTED OCCUPANCY To be determined

DEVELOPERS Arnon Corporation

BUILDING TYPE High-rise buildings

There are innumerable benefits to building compact cities, but will those benefits be realized if our neighborhoods become dominated by what geographer Stephen Graham calls "private, access-controlled, vertical 'silo' structures"?

6 845 CARLING STREET The Sky



1,120 UNITS 3-tower development (55, 45, and 18 storeys); Private market rental mixed-use building with commercial space on the ground floor and a large plaza that would be accessible to the public

CLAIMED AFFORDABILITY To be determined

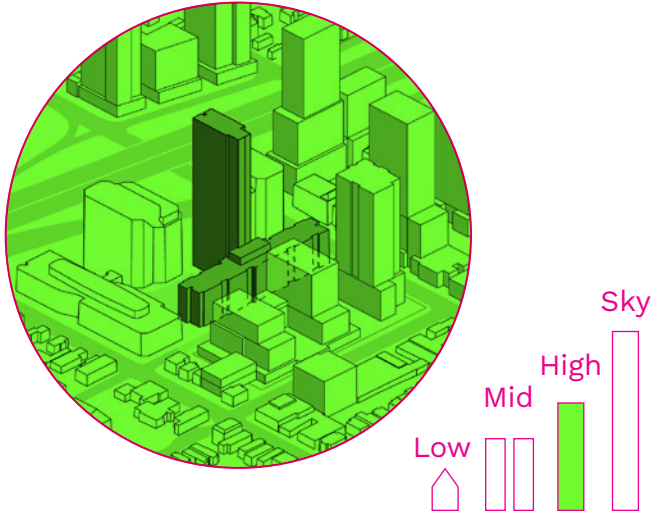
STATUS Preconstruction

EXPECTED OCCUPANCY To be determined

DEVELOPERS Richcraft Homes

BUILDING TYPE Skyscraper & High-rise buildings

7 **17 ABERDEEN STREET** The Adelaide



256 UNITS 28-storey apartment building;
Private market rental

CLAIMED AFFORDABILITY To be determined

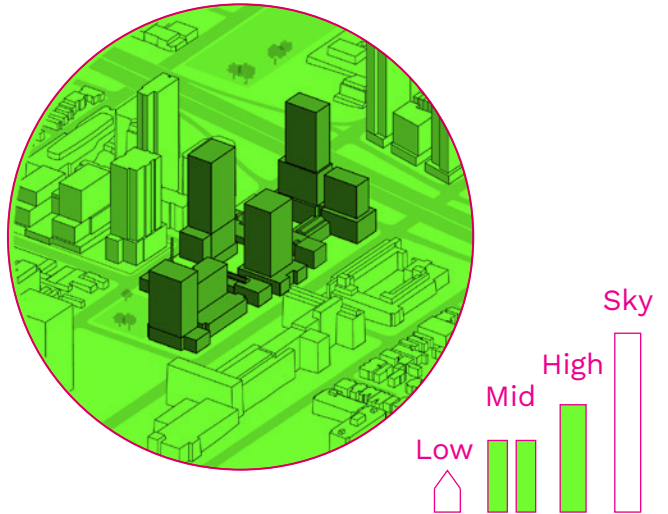
STATUS Post approval

EXPECTED OCCUPANCY To be determined

DEVELOPERS Sakto Corporation

BUILDING TYPE High-rise

8 **BOOTH STREET CAMPUS / COMPLEX**



UNITS Unknown; 5-tower development (24, 24, 18, 16 and 10 storeys) with public gardens and squares throughout the complex

CLAIMED AFFORDABILITY To be determined

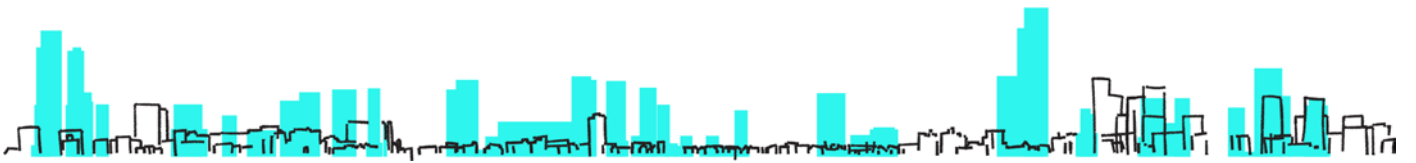
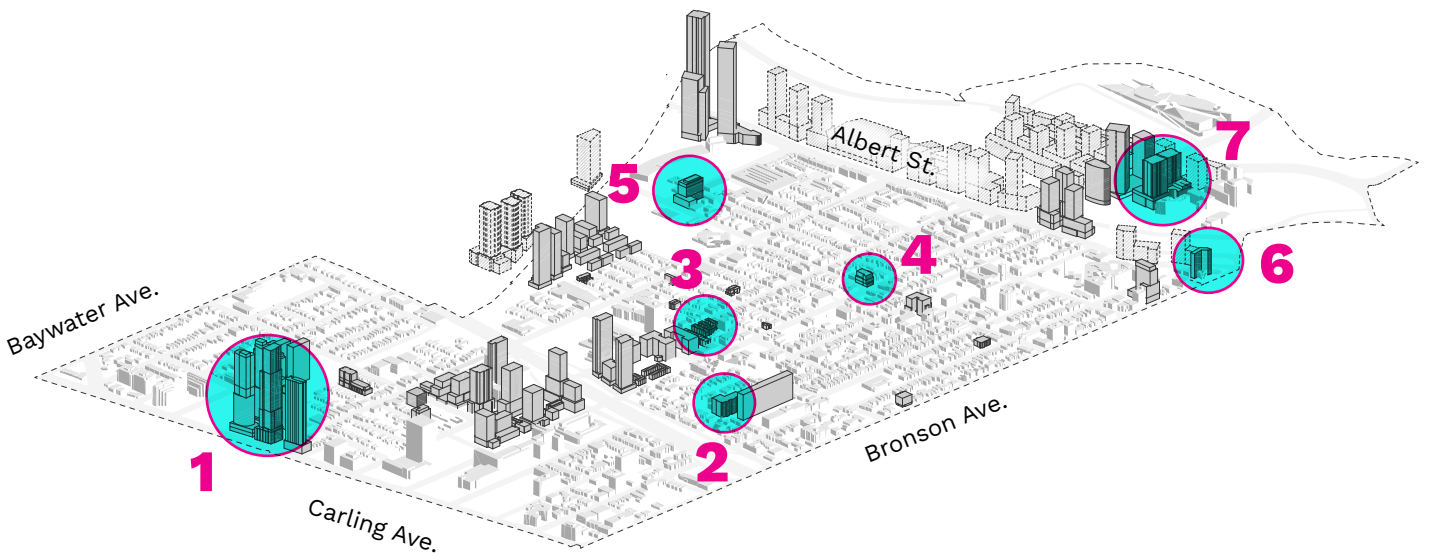
STATUS Site plan approved; Construction pending

EXPECTED PROJECT LENGTH ~10 Years

DEVELOPERS Canada Lands Company (CLC)

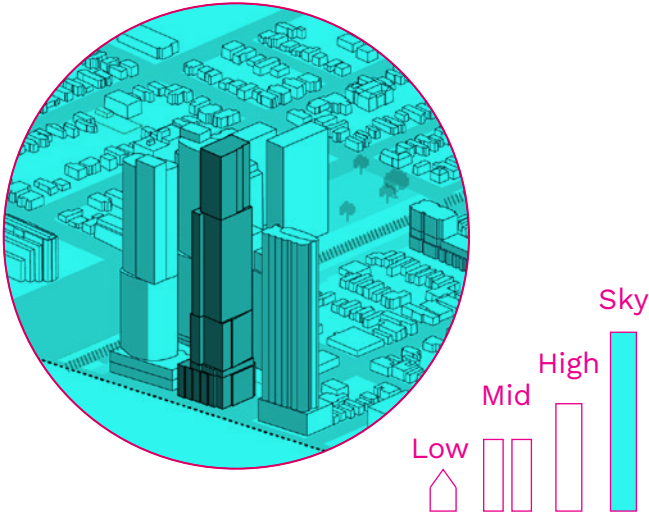
BUILDING TYPE Mid & High-rise buildings

PROPOSED DEVELOPMENTS



Dates TBD

1 829 CARLING AVENUE



459 UNITS 60-storey mixed-use apartment building with commercial spaces and amenities at the ground level; Private market rental

CLAIMED AFFORDABILITY To be determined

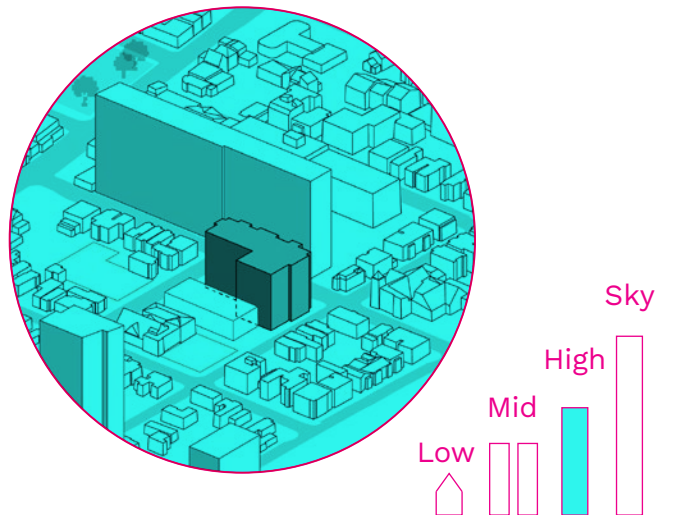
STATUS Official plan amendment; Site plan & zoning application submitted; Comment period in progress

EXPECTED OCCUPANCY To be determined

DEVELOPERS Claridge Homes

BUILDING TYPE Skyscraper

2 18 LOUISA STREET



139 UNITS 10-storey mixed-use apartment building with commercial and office space at the ground, first and second levels; Private market rental

CLAIMED AFFORDABILITY To be determined

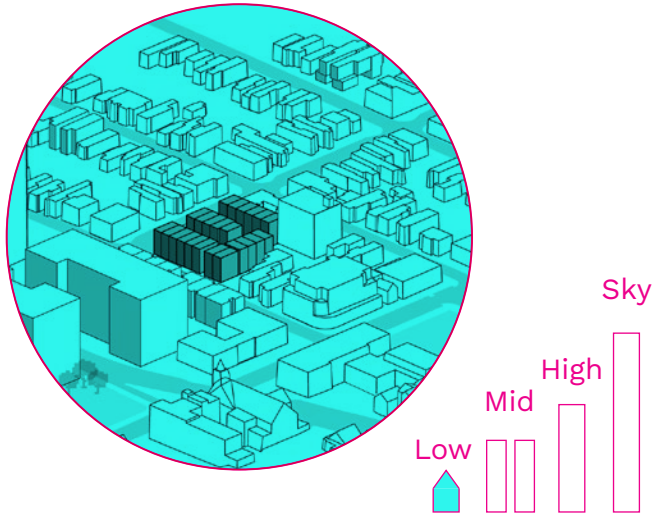
STATUS On circulation; Initial submission review

EXPECTED OCCUPANCY To be determined

DEVELOPERS Jennings Real Estate

BUILDING TYPE High-rise

3 27-29 BALSAM STREET & 249-267 ROCHESTER STREET



23 UNITS 3-storey apartment building

CLAIMED AFFORDABILITY To be determined

STATUS Demolition Control application approved in 2018

EXPECTED OCCUPANCY To be determined

DEVELOPERS 3N Group

BUILDING TYPE Low-rise

54 UNITS 7-storey mixed-use apartment building with commercial space on the ground level; Private rental

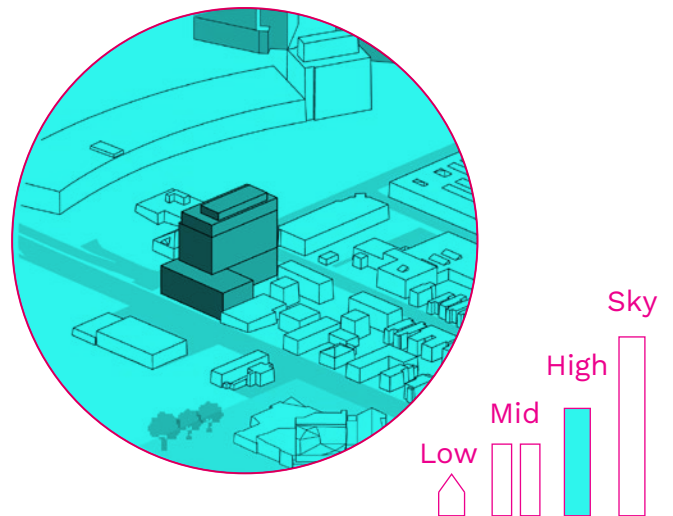
CLAIMED AFFORDABILITY To be determined

STATUS Site Plan Control (application file pending)

EXPECTED OCCUPANCY To be determined

BUILDING TYPE Mid-rise

5 989 SOMERSET STREET & 158 SPRUCE STREET



127 UNITS 12-storey mixed-use building apartment building with commercial space on the ground, second and third levels; Private rental

CLAIMED AFFORDABILITY To be determined

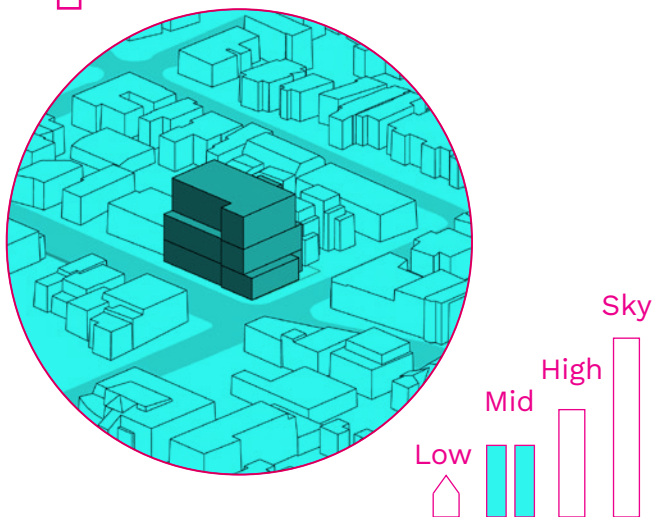
STATUS Site Plan Control (application file pending)

EXPECTED OCCUPANCY To be determined

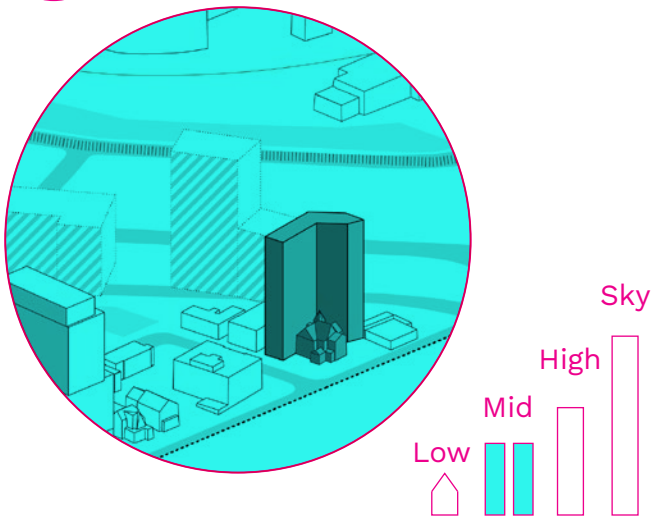
DEVELOPERS Taggart

BUILDING TYPE High-rise

4 288 BOOTH STREET



6 593 LAURIER AVENUE



63 UNITS 9-storey apartment building;
Private rental

CLAIMED AFFORDABILITY To be determined

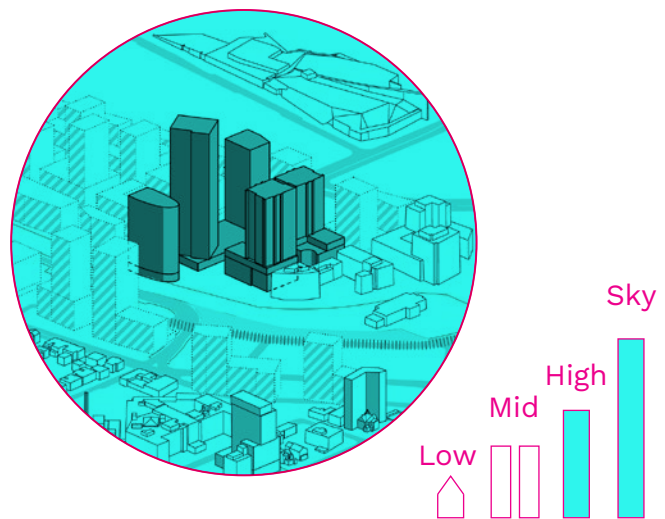
STATUS Site Plan Control approved;
Currently inactive

EXPECTED OCCUPANCY To be determined

DEVELOPERS Novatech

BUILDING TYPE Mid-rise

7 133 BOOTH STREET & 301, 324 LETT STREET East Flats Development



1,600 UNITS 5-tower development (45, 30, 30, 25 and 25 storeys); Private market rental mixed-use building with commercial space and a daycare

CLAIMED AFFORDABILITY To be determined

STATUS Zoning By-Law amendment approved; Currently inactive

EXPECTED PROJECT LENGTH ~15 Years

DEVELOPERS Claridge Homes (LeBreton Flats Inc.)

BUILDING TYPE Skyscraper & High-rise

04

COMMODIFICATION OF HOUSING IN WEST CENTRETOWN

The urban geographers David Madden and Peter Marcuse describe the “commodification of housing” as a phenomenon that occurs when the exchange value of housing (its economic value in the market) comes to dominate its use value (the value of having a home for one’s well-being). This creates a gap between housing as an asset and housing as a human need. As more private investment is poured into housing developments, this gap becomes larger.¹⁴

The “commodification of housing” is not a new phenomenon in West Centretown, but its momentum has accelerated considerably in recent years as new investments have begun to transform the neighbourhood. This acceleration is not unique to Ottawa, of course, and changes in West Centretown are animated by the same kinds of changes that are transforming housing markets across the world. Perhaps more than ever before, the provision of housing is shaped by processes of globalization, financialization, and deregulation.

Market-led globalization has allowed capital to flow into the housing sector in unprecedented ways. Today, housing investments routinely come from outside of the host community. In Ottawa as elsewhere, most significant local housing development is undertaken by large, financialized entities.

Simply put, financialization means “the increasing dominance of financial actors, markets, practices” in nearly every corner

Is the current
housing model working
or do we need a new
“residential logic”?

¹⁴ David Madden and Peter Marcuse, *In Defense of Housing*, (London and New York: Verso, 2016).

of the economy.¹⁵ Contemporary research on the financialization of housing has highlighted a sharp increase in the acquisition and development of multi-family housing complexes by private equity funds, REITs, hedge funds, and institutional investors.¹⁶ In effect, financialization converts brick and mortar housing facilities into liquid assets that “can be bought and sold at the speed of electronic trade and split into a thousand slices.”¹⁷

“Ultimately, the problem with making housing a commodity is that as such, living space will be distributed based on the ability to pay and provided to the extent that it produces a profit. But ability to pay is unequal while the need for a place to live is universal. There is thus an unavoidable contradiction.”

— David Madden and Peter Marcuse,
In Defense of Housing

There is little doubt that financialization is changing the face of development in West Centretown. The Trinity Devel-

15 Manuel B. Aalbers, “The Variegated Financialization Of Housing”, *International Journal Of Urban And Regional Research* 41, no. 4 (2017): 542-554, doi:10.1111/1468-2427.12522.

16 Desiree Fields, “Contesting The Financialization Of Urban Space: Community Organizations And The Struggle To Preserve Affordable Rental Housing In New York City”, *Journal Of Urban Affairs* 37, no. 2 (2015): 144-165; Benjamin F Teresa, “Managing Fictitious Capital: The Legal Geography Of Investment And Political Struggle In Rental Housing In New York City”, *3 Environment And Planning A: Economy And Space* 48, no. 3 (2015): 465-484; Martine August, “The Financialization of Canadian Multi-Family Rental Housing: From Trailer to Tower,” *Journal of Urban Affairs* 42, no. 7 (2020): 975-97; Martine August and Alan Walks, “Gentrification, Suburban Decline, and the Financialization of Multi-Family Rental Housing: The Case of Toronto,” *Geoforum* 89 (February 1, 2018): 124-36.

17 Madden and Marcuse, *In Defense of Housing*.

opment planned for 900 Albert Street is exemplary of this fact. That project’s primary developer, InteRent, is an REIT that operates on a business model designed to attract investment by bundling properties into securitized assets.

Housing in West Centretown is also being transformed by deregulation, or the reduction/elimination of governmental restrictions on private development. Consider, for example, the City of Ottawa’s recently approved Official Plan (OP), a document that is intended to guide development and urban growth over the course of the next quarter century. The OP regulates building types and heights, density of built space, greenspace requirements, future transit, and other factors that shape a given neighbourhood. Importantly, the OP identifies West Centretown as a design priority area whose growth is intended to support Ottawa’s image as a capital city. The OP zones a substantial portion of the neighbourhood to accommodate high rise developments.¹⁸ In effect, this means that large sections of West Centretown will not be subject to the standard zoning variance applications required for increased density, increased height, or change of land use. It will now be far simpler for large projects to be built without public or community input.

The City of Ottawa’s Planning Committee (PC) is responsible for “overseeing all development and planning within the urban

18 City of Ottawa, *New Official Plan (Ottawa, 2021)*.

boundary in accordance with the City’s Official Plan document, including zoning designations, community planning, site design requirements and affordable housing.”¹⁹ Unfortunately, core neighbourhoods are poorly represented on the PC. Only two of the committee’s eleven members represent central neighbourhoods. As a result, residents of places like West Centretown are routinely underrepresented in key decisions that shape their neighbourhoods.

Connectedly, there is evidence that developers play an outsized role in planning debates. Horizon Ottawa and Ottawa Developer Watch have traced financial campaign contributions from major developers to councilors that sit on the PC and raised concerns about developer influence in municipal decision making. In the 2018 election, the two PC members that represent core area wards were the only PC councilors that did not receive developer donations.²⁰ Four PC members received developer contributions amounting to 20% of their totals, and five received contributions that amounted to 50% or more.²¹ We estimate that fourteen

of the thirty-five developments profiled in this report are being constructed by developers that made campaign donations (see Appendix for details).

The provision of housing is profoundly political, and so too is the decision to allow market forces in general (and corporate developers in particular) to have the biggest impact on what is built.²² The commodified housing system must be transformed if we are going to solve the “housing problem” in meaningful ways. Madden and Marcuse argue that the “solution” to the housing crisis cannot be found in the construction of more commodified housing. Nor will it be achieved by moral appeals to policy makers. Rather, it demands the creation of an “alternative residential logic” and an ambitious building program. When we shift our focus in this way, it becomes clear that the objective of equitable community-building advocacy must go further than simply opposing private development or seeking to extract particular concessions from developers. As Madden and Marcuse remind us, the objective is not to stop construction, but to advocate for the production of more new “decommodified dwellings, such as public and cooperative housing.” We agree.

19 Ibid., 2021.

20 Horizon Ottawa, *Follow the Money, Developer Donations and Campaign Finance Reform in the City of Ottawa*, (May, 2020), <https://development.money/wp-content/uploads/2020/05/Follow-The-Money.pdf>

21 While corporations and unions are banned from making municipal campaign donations (as of 2018), individuals are still entitled to do so, leaving the door open for developers to donate to municipal campaigns in the upcoming 2022 election.

22 Madden and Marcuse, *In Defense of Housing*.

05

AFFORDABLE HOUSING? ACCORDING TO WHOM?

What counts as “affordable housing”? The answer to this question is hardly straightforward. Rather, “affordability” is a variable concept which takes on different meanings depending on *how* it is measured. There are good reasons to be skeptical about what counts as “affordable.”

The Canada Mortgage and Housing Corporation (CMHC) deems housing “affordable” when a household spends less than 30% of its pre-tax income on shelter.²³ Ottawa’s newly adopted Official Plan uses a similar interpretation. While the “30% rule” sometimes functions as a proxy measurement of the financial pressures associated with housing, it does not provide an accurate picture of households’ different abilities to meet shelter costs. Still, as a metric that is based on household income, it offers a superior indication of what counts as “affordable” than definitions that rely strictly on fluctuating market rents.

We estimate that only 5 of the 35 developments considered in this report have committed to making a portion of their housing offerings “affordable.” Even more troubling, those that have committed to including “affordable” units have generally interpreted “affordability” as any rate that is below market value. This is cold comfort in a context where the cost of housing is rising at a rapid pace. To secure a unit that is below median market rent is often not synonymous with securing affordable housing.

23 Canada Mortgage and Housing Corporation (CMHC), *Defining the Affordability of Housing in Canada*, (Ottawa, ON: CMHC, January, 2019), <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/housing-needs/research-insight-defining-affordability-housing-canada>.

AFFORDABLE HOUSING IN OTTAWA

22,500 Number of Rent-Geared-to-Income (RGI) housing units in Ottawa

24.4 Number of social and affordable housing units per 1000 people

10,597 Number of Households on waitlist for RGI units

5 Average number of years on waitlist

52 Number of organizations that operate social housing units

15,000 Number of units in Ottawa Community Housing’s (OCH) portfolio

1,700 Number of units in Centretown Citizens Ottawa Corporation’s (CCOC) portfolio

90,000 Number of people in housing need in Ottawa (24% of all households)

“Phrases like ‘affordable housing’ or ‘urban regeneration’ are part of the process by which housing crisis and urban inequality are normalized. The language of housing needs to be repoliticized. We can start by refusing to engage in euphemism.”

– David Madden and Peter Marcuse, *In Defense of Housing*

We think the time is now for an ambitious public effort to build housing units that are disaggregated from the fluctuations of market rent and prioritize deep affordability.

Development	Developer or Owner	Affordability
<p>MOSAÏQ811 (811 Gladstone Avenue)</p>	<p>Ottawa Community Housing Corporation</p>	<p>PROJECTED NUMBER OF “AFFORDABLE” UNITS All*</p> <p>HOW “AFFORDABILITY” IS DETERMINED Below-Market-Rents (BMR) determined as a percentage of Average Market Rent (AMR), up to 80%</p> <p>*Mosaiq811 does not contain any new RGI units nor does it replace the 26 RGI units demolished for redevelopment. While it features new, sustainable facilities, its BMR rents remain largely unaffordable for the average household income of Ottawa Community Housing tenants.²⁴</p>
<p>SOHO ITALIA (500 Preston Street)</p>	<p>Mastercraft Starwood</p>	<p>PROJECTED NUMBER OF “AFFORDABLE” UNITS All*</p> <p>HOW “AFFORDABILITY” IS DETERMINED Below-Market-Rents (BMR) determined as a percentage of Average Market Rent (AMR), up to 80%</p> <p>*The developer has committed to 250 affordable units as a result of \$86.4 million in CMHC financing through a Rental Construction Financing Initiative (RCFI) fund.²⁵</p>

²⁴ for more information, see pg. 14

²⁵ Canada Mortgage and Housing Corporation, Making More Rental Housing Available for Families in Ottawa (Ottawa, ON: CMHC, August 17, 2020), <https://www.cmhc-schl.gc.ca/en/media-newsroom/news-releases/2020/making-more-rental-housing-available-families-ottawa>.

Development	Developer or Owner	Affordability
<p>ROCHESTER HEIGHTS RE-DEVELOPMENT PHASE 2 (818 Gladstone Avenue)</p>	<p>Ottawa Community Housing Corporation</p>	<p>PROJECTED NUMBER OF “AFFORDABLE” UNITS All*</p> <p>HOW “AFFORDABILITY” IS DETERMINED Below-Market-Rents (BMR) determined as a percentage of Average Market Rent (AMR), up to 80%</p> <p>*The overall project is designed to be moderately affordable, with target annual household income ranging from \$40K to \$110K.²⁶</p>
<p>LIBRARY PARCEL DEVELOPMENT (665 Albert Street)</p>	<p>National Capital Commission</p>	<p>PROJECTED NUMBER OF “AFFORDABLE” UNITS 41%</p> <p>HOW “AFFORDABILITY” IS DETERMINED Of 601 total units, 103 (21.6%) will be at 59% BMR in perpetuity and 117 units (19.4%) will be at 79% BMR for 55 years.²⁷</p>
<p>GLADSTONE VILLAGE (933 Gladstone Avenue)</p>	<p>Ottawa Community Housing Corporation</p>	<p>PROJECTED NUMBER OF “AFFORDABLE” UNITS To be determined</p> <p>HOW “AFFORDABILITY” IS DETERMINED To be determined*</p> <p>*OCHC and the City of Ottawa’s commitment is for Gladstone Village to have a housing mix of affordable, deeply affordable and market-priced units.²⁸</p>

26 Ottawa Community Housing Corporation, "Introducing Rochester Heights Phase II" (Presentation, Public Open House, Online, December 13, 2021).

27 Kate Porter, "NCC to sell library parcel at LeBreton Flats to group behind Zibi," *CBC News Ottawa*, January 21, 2022. <https://www.cbc.ca/news/canada/ottawa/lebreton-flats-library-parcel-winning-bid-1.6321434> (accessed May 2022).

28 Jon Willing, "City grabbing federal land near Little Italy to complete land assembly for major infill community," *Ottawa Citizen*, February 24, 2021. <https://ottawacitizen.com/news/local-news/city-grabbing-federal-land-near-little-italy-to-complete-land-assembly-for-major-infill-community> (accessed August, 2021).

COMMUNITY BENEFITS?

Generally speaking, developers are not required to demonstrate that their projects will provide tangible “community benefits” as part of their agreement to pursue projects in Ottawa.

In some cases, however, developers have utilized the (soon to be defunct) Section 37 of the Planning Act (1990) to reach an agreement with the City in order to increase the height and density of their projects. Consider, for example, the Trinity development at 900 Albert Street. In that instance, the Trinity Development Group agreed to pay \$975,000 into municipal coffers in exchange for increasing the height and density of future towers. The funds will be split into allocations for Ward 14’s community garden fund, community parks fund, and affordable housing fund. Of course, these commitments were offset by the city’s contributions to the project, including nearly \$9 million in remediation incentives over 10 years and the waiving of a \$920,000 fee for the movement of municipal pipes under this property.

In our view, neither the Section 37 model nor that which will replace it goes far enough. We think private developers need to make far bigger contributions to the well-being of the communities in which they are building, and that this is an opportune moment for a fulsome debate about how best to accomplish this goal.

“CBAs aim to achieve better outcomes from building projects for the community. These are legal agreements between residents, community groups, developers and government. CBAs exist in North America and around the world and are a proven model to ensure that development projects are community-driven, collaborative and accountable.”

– Ottawa Community Benefits Network

<https://ottawacommunitybenefits.ca/>

In recent years, a growing chorus of community organizations have begun to call for integrating formal “community benefits agreements” (CBAs) into the development process. In 2019, a coalition of 35 community organizations and individuals formed the Ottawa Community Benefits Network (OCBN) in order to advocate for a CBA approach in this city. The coalition’s goal is to ensure that new projects have inclusive, equitable, healthy and sustainable objectives built into their design. Currently, OCBN is working towards the establishment of a community benefits framework that would set targets related to local employment, social procurement, affordable housing, community amenities, and sustainability.

CONCLUSION

This report catalogs and considers how residential development is transforming West Centretown. Over the course of the last half decade or so, the area has seen a development boom and there are no signs that this momentum will be blunted any time soon. New towers continue to appear in nearly every corner of the neighbourhood. Housing prices have soared to unprecedented levels. Rental units are hard to find, and usually very expensive.

We think that it is time for a healthy debate about how our neighbourhood is changing and what can be done to ensure that it remains a place of considerable socio-economic diversity.

We hope that any such conversation will take seriously the idea that our community needs an “alternative residential logic.” Put differently, we hope that community activists and organizers – as well as our elected representatives – will think long and hard about how we can ensure that a significant portion of housing units in our neighbourhood will be kept outside of the fluctuations of the market.

“The solution to the housing problem... is not moralism, but the creation of an alternative residential logic. Exhorting for-profit real estate companies to act differently in the name of a creating a less vicious housing system is pointless. Housing problems are not the result of greed or dishonesty. They result from the structural logic of the current housing system. Alternative, decommodified models of residential development must therefore be created.”

- David Madden and Peter Marcuse, *In Defense of Housing*

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§ Developers that donated to planning committee councillor campaign funds

APPENDIX

List of Developments 2015-2021

COMPLETED HOUSING DEVELOPMENTS (2015 – 2021)

Address	Application/ Project Status	Building/ Development Type	Total Units	Unit Size/Rent/Price Range	Developer
136-134 Willow Street (very minor development)	Completed	Low-rise (adding the 4th residential rental unit in each building)	8 new units	—	JLG Development J&M Investments Ontario Inc is the owner
101 Champagne Avenue (Envie I)	Completed	High-rise (28- storey student apartments building)	532 Beds - 178 Suites	TOTAL SUITE: \$1,750 - \$4,620 / per person 1-BEDROOM: \$1,010 - \$1,750 2-BEDROOM: \$1,010 - \$1,330 3-BEDROOM: \$1,010 - \$1,150 4-BEDROOM: \$1,010 SHARED BEDROOM (+ SUITE ONLY): Starting from \$775/BED	Ashcroft Homes
105 Champagne Avenue (Envie II)	Completed	High-rise (28- storey student apartments building)	564 Beds - 353 Units	STUDIO: Starting at \$1,600/month 1-BEDROOM: Starting at \$1,850/month 1+1-BEDROOM: Starting at \$925/month per person for the Junior Bedroom & \$1,200/month per person for the Standard Bedroom. 2-BEDROOM: Starting at \$1,325/month per person	Ashcroft Homes

Address	Application/ Project Status	Building/ Development Type	Total Units	Unit Size/Rent/Price Range	Developer
111 Champagne Avenue (SoHo Champagne)	Completed	High-rise (21-storey apartment hotels for 30+ night stays or longer)	200 Units	1-BEDROOM QUEEN SUITE 1-BEDROOM KING SUITE 2-BEDROOM KING/QUEEN SUITE 2-BEDROOM KING SUITE	Mastercraft Starwood
160-170 Cambridge Street North (162 Cambridge Street North)	Completed in the fall of 2019	Low-rise (3-storey rental apartments)	24 Units	1 BEDROOM: \$1,525 1 BEDROOM + DEN: \$1,675, \$1,695, \$1,745 2 BEDROOM: \$1,895	Developed by Canci Homes Corporation Inc. and managed by the Canci Rentals. (Based in Ottawa)
192,196 Bronson Avenue & 31 Cambridge Street North (The Beckett)	Scheduled for occupancy August 2021	High-rise (19-storey rental apartments)	250+ Units	STUDIO: \$1,500 (210 units) 1-BEDROOM: \$1,900 (211 units) 1-BEDROOM + DEN: \$2,000 (608 units) 2-BEDROOM: \$2,400 (318 units)	Developed by Rimap Development in partnership with Prince Developments and managed by District Realty. \$
207 Bell Street N (LIV Apartment)	Renovation, completed in 2016	High-rise (12-storey rental apartments)	441 units	1-BEDROOM, 2-BEDROOM, 2-BEDROOM + DEN & SKY LEVEL PENTHOUSE: \$1,575—\$2,699	An InterRent REIT Property Managed by CLV Group \$
505 Preston Street (Claridge Icon)	Occupancy Fall 2021	Skyscraper (45-storey condominiums)	320 units	Starting from \$523,000 1-BEDROOM: 149 units 1-BEDROOM + DEN: 54 units 2-BEDROOM: 105 units 2-BEDROOM + DEN: 6 units 3-BEDROOM: 2 units 3-BEDROOM + DEN: 1 unit 3-BEDROOM + FAMILY: 1 unit 4-BEDROOM: 1 unit PENTHOUSE: 1 unit	\$ Claridge Homes

Address	Application/ Project Status	Building/ Development Type	Total Units	Unit Size/Rent/Price Range	Developer
518 Rochester Street & Pamilla Street (Nuovo)	Completed in 2019	High-rise (18-storey Rental, condo-Style apartments)	127 Units	1-BEDROOM (\$1890 - \$1965) 2 BEDROOM (\$2625 - \$2680)	Domicile \$ Developments
811 Gladstone Avenue (Mosaïq811)	Under construction. Rochester Heights, Phase 1 expected completion in summer of 2021	Low-mid rise (6-storey rental apartments & 2 stacked town-houses for rent)	108 apartment units and 32 townhomes	Below average market rent: STUDIO: \$914 1-BEDROOM SUITE: \$1,107 2-BEDROOM SUITE: \$1,214 3-BEDROOM SUITE: \$1,480 2-BEDROOM TOWNHOME: \$1,162 3-BEDROOM TOWNHOME: 1,291 4-BEDROOM TOWNHOME: \$1,346	Ottawa Community Housing Corporation (OCH)



DEVELOPMENTS UNDER CONSTRUCTION (2021)


Address	Development Type	Total Units	Unit Price Range/Rent	Developer
770 Somerset Street West & 13 Lebreton Street North (Jade)	Mid-rise (9-storey mixed-use apartment building)	112 rental units (1 and 2 bedrooms) 4 ground level commercial units	"mid-range" prices	Katasa Groupe \$ Développement based in Gatineau, QC
440-444 Bronson Avenue	Low-mid rise (6 storey mixed use apartment building)	44 rental units (Studio, 1-bedroom, 2-bedroom) with ground-level commercial areas	Not available	444 Bronson Development Inc. / TCU Development Corporation (jointly owned and developed), managed by X Living

Address	Development Type	Total Units	Unit Price Range/Rent	Developer
500 Preston Street (SoHo Italia)	High-rise (30-storey apartment building), a recipient of CMHA's Rental Construction Financing Initiative that offers low-cost loans encouraging the construction of sustainable rental apartment projects across Canada.	250 rental units (50 one-bedroom units, 100 1-bedroom units with a den and 100 2-bedroom units)	A minimum of 20% of the units affordable with rents at or below 30% of the median household income in the subject market for a minimum of 10 years from the date of first occupancy of the project according to CMHC's Rental Construction Financing Initiative	Mastercraft Starwood
53-55-57-59 Poplar Street	Low-rise (3 storeys) for sale	4 new build semi-detached units (3-bedroom home)	\$1,120,000	Managed by Tracy Arnett Realty Colizza Bruni, Urban Form and Sheshko Construction
90 Champagne Avenue	High-rise (14-storey residential apartment building)	336 units	Not available	\$ District Realty
101 Norman Street	Mid-rise (9-storey building on the west side and 5-storey building on the east side)	117 units	Not available	\$ Taggart Realty Management (Owner)


APPROVED DEVELOPMENTS

Address	Application/ Project Status	Development Type	Total Units	Developer
17 Aberdeen Street (Adelaide Expansion)	Post approval	High-rise (28 storey apartment building)	Adding a total of 256 residential rental units	Sakto \$ Corporation

Address	Application/ Project Status	Development Type	Total Units	Developer
360 Booth Street	Development proposal approved receipt of agreement from owner pending	Low-rise (4 storey mixed residential and commercial apartment building)	18 1-bedroom rental units	Hamel Design and Planning 'Permit-ready Project' for sale sign on site
450 Rochester Street	Approved	High-rise (two-phase mixed-use development)	540 rental units (Phase 1 - 295 residential rental units, phase 2 - 245 units)	Arnon  Corporation
665 Albert Street (Library Parcel Development)	Developer awarded; Design approved	Skyscraper & High-rise buildings	601 units with at least 247 affordable units (Below-Market-Rents (BMR) determined as a percentage of Average Market Rent (AMR), up to 80%) for the next 25 years	Dream LeBreton and MultifaitH Housing Initiative (selected by NCC, in partnership with CMHC)
818 Gladstone Avenue (Rochester Heights Redevelopment Phase 2)	Demolition Control plan approved with the condition that construction be completed within 10 years; Construction expected to start in Summer 2022	2 High-rise towers (30 and 26 storeys) 3 Mid-rise buildings (6-9 storeys) 42 stacked townhomes Mixed-income and mixed-used development	698 units and 42 stacked townhomes; retail and office spaces available. Potentially: 25% of units affordable (BMR), and 179 will be reserved for tenants from priority groups, such as seniors, newcomers and those facing mental health and addictions challenges.	Ottawa Community Housing Corporation (OCH)
845 Carling Avenue (The Sky)	Preconstruction No updates since 2013	3 mixed-use buildings: Tower 1: 55 Storey (Skyscraper) Tower 2: 45 Storey (Skyscraper) Tower 3: 18 Storey (High-rise)	1,120 residential units with commercial space on the ground floor and a large plaza that would be accessible to the public	Richcraft Homes 

Address	Application/ Project Status	Development Type	Total Units	Developer
Booth Street Campus / Complex	Site plan approved. New developments are not yet under construction. Seeking developers at the moment for the new towers. Currently under construction: Norman Rochester Park, which will be returned to the City once completed.	Conservation-Redevelopment project: Preservation of 12 existing structures (including the iconic smokestack); Construction of 5 new towers: 24, 24, 18, 16 and 10 stories respectively	Not available	Canada Lands Company (CLC)
900 Albert Street (Trinity Station)	Currently undergoing site plan approval Project approved by council in 2020 Expected occupancy 2024	Mixed-use development of three towers: 65-storey residential tower (skyscraper), 24-storey office tower (high-rise) and a 56-storey residential tower (Skyscraper)	1,632 units along with leasable commercial/retail space	 Trinity Development Group
933 Gladstone Avenue (Gladstone Village)	OCH and the City just completed the purchase of the last lot for the site. Conceptual site plan proposed by Hobin Architects in Dec 2020	4 High-rise towers (30, 24, 20 & 18 storeys) 3 Mid-rise buildings (all 8 storeys) 8 Low-rise buildings (all 4 storeys)	Mixed income community: combine affordable and subsidized housing with market-value housing: upwards of 1,100 total residential units ranging from studios, 1-beds, 2-beds, 3-beds and 4-beds	Ottawa Community Housing Corporation (OCH)

PROPOSED DEVELOPMENTS

Address	Application/Project Status	Development Type	Total Units	Developer
139-143 Balsam Street (20 Larch)	Demolition Control for purposes of redevelopment/application approved	Redevelopment for Preston Hardware and housing units	Not available	GBA Development and Project Management 
185 Preston Street	Site Plan Control application filed in 2019: On circulation; Initial submission review	Low-rise (4-storey mixed-use building with a commercial space on the ground floor)	7 residential rental units	Siffan Rahman (Owner)
27-29 Balsam Street & 249-261-263-265-267 Rochester Street	Site Plan Control application filed in 2011: File pending Demolition Control application approved in 2018	Low-rise (3-storey residential building with an internal private road)	23 units	3N Group
288 Booth Street	Site Plan Control application filed in 2011: File pending (For Sale sign on site)	Mid-rise (7-storey mixed use building)	54 Residential units on all upper floors and commercial on ground floor.	Not available
70 Beech Street & 75 Norman Street	Zoning By-law amendment and Site Plan Control application filed in 2019: Comment period has ended/issue resolution	Low-mid rise (6-storey mixed use building)	40 residential units with commercial uses on the ground floor	Beech Holdings Ltd. (Owner)

APPENDIX

Address	Application/Project Status	Development Type	Total Units	Developer
989 Somerset Street & 158 Spruce Street	Site Plan Control application filed in 2014: Application file pending. Developer is working on a development proposal and presented their design concept to the Urban Design Review Panel (UDRP) May, 2021. You can find the panel's recommendations here: https://ottawa.ca/en/planning-development-and-construction/developing-property/development-application-review-process/development-application-submission/urban-design-review-panel/panel-recommendations#may-6-and-7-2021	High-rise (12-storey mixed-use building)	127 apartment units and 7 retail units	Taggart \$
133 Booth & 301, 324 Lett Street (East Flats)	Site Plan Control application for 301 Lett filed in 2020: File pending Zoning By-Law amendment for 133 Booth/301, 324 Lett filed in 2019: Approved by Council on September 8, 2021. Currently inactive	Skyscraper & High-rise (5 mixed-use towers (45, 30, 30, 25 and 25 storeys))	Approximately 1600 dwelling units, commercial space and a daycare	Claridge Homes (LeBreton Flats Inc.) \$
18 Louisa Street	Site Plan Control application filed in 2021: On circulation; Initial submission review Zoning By-Law amendment filed in 2021: Comment period in progress	High-rise (10-storey residential building)	139 residential units	Ironwood Fund Limited Partnership (Owner); Jennings Real Estate
593 Laurier Avenue	Site Plan Control application approved; Currently inactive	Mid-rise (9-storey residential building)	63 residential units	Owner: Alexander Fleck House Inc. Development Applicant: Novatech \$ (Teresa Thomas)
829 Carling Avenue	Official Plan amendment, Site Plan & Zoning application submitted, Comment period in progress	Skyscraper (60 storey mixed-use apartment building)	459 units	\$ Claridge Homes

“The idea that housing has emancipatory potential is derived from concrete experience. Housing patterns are not imposed by all-powerful forces on passive and helpless victims. Residents find ways to resist. It is clear that residential struggles will not, on their own, lead to wholesale social transformation. But movements across the world show that housing can be a critical resource for resistance to oppression.”

— David Madden and Peter Marcuse,
In Defense of Housing
