

Putting the Housing Accelerator Fund Into Action for Ottawa



\$176.3M in federal government funding | To deliver up to **4,450 new homes** | Over the next **3 years**



90% To Build Affordable Housing



10% to streamline approvals and enhance services

Initiative	Action
Fund and support the construction of non-market affordable housing	<ul style="list-style-type: none"> Provide capital funding for shovel-ready supportive and affordable housing projects. Streamline the affordable housing development pipeline.
Expand high-density housing around LRT stations and main streets	<ul style="list-style-type: none"> Pre-zone for additional density around transit stations, transit routes, major and minor corridors, and main streets.
Add new missing-middle housing and expand options within neighbourhoods	<ul style="list-style-type: none"> Allow missing-middle housing, such as multiplexes and low-rise apartments, across neighbourhoods. Remove barriers to allow at least 4 units per lot city-wide.
Incentivize non-market affordable housing to reduce rents	<ul style="list-style-type: none"> Introduce an Affordable Housing Community Improvement Plan to offer financial offsets for developments that include affordable rental units.
Support the conversion of vacant office space into housing	<ul style="list-style-type: none"> Streamline the process for office conversions to simplify development reviews and reduce wait times.
Accelerate the sale and preparation of City-owned lands for housing	<ul style="list-style-type: none"> Refocus Ottawa's land development real estate portfolio to maximize affordable housing opportunities.
Streamline planning approvals	<ul style="list-style-type: none"> Speed up approvals of zoning by-law amendments and site plan control applications. Establish e-permitting and a digital application and permit process.
Deliver the new Comprehensive Zoning By-law and Digital Twin Tool	<ul style="list-style-type: none"> Simplify and streamline neighbourhood zoning rules. Reimagine parking, including rethinking parking minimums, establishing maximum parking limits and developing EV parking requirements. Shift to Digital Twin, a 3D modelling tool that will allow for the faster analysis and approval of developments.
Support infrastructure and program service improvements	<ul style="list-style-type: none"> Advance new multi-unit intensification by addressing on-site stormwater management issues. Improve the retention, replacement and renewal of trees impacted by new housing development.