



Jeff Lieper: 2022 Candidates Survey

Municipal Election Priorities	Campaign Asks	Will you work with us to help achieve these goals?
Improving Our Democracy	That the City ensure section 6.1 is enforced (Province of Ontario, Municipal Elections Act) where polls are advised to be present “in buildings containing 100 or more dwelling units”. We would like to see the City of Ottawa pass a policy reflecting access to voting.	Yes
	Ensure polling stations open from at least 10am-8pm.	Yes
	The city should bring back door to door to find eligible voters.	Yes
	Ban developer lobbyist donations to city councillors	As far as I know, I was the first candidate to refuse developer donations, which I did starting in my first campaign in 2014. Candidates should make the same public promise that I have for the past three elections: that they will accept no donations from individuals who they can reasonably ascertain are part of the development industry. Corporate donations to municipal election campaigns are already

		<p>banned. However, it would be an unconstitutional restriction and likely impossible for the government to create a regime that identifies “developers” and bans their donations. Voters can let each candidate’s commitment about developer donations guide their vote.</p>
	<p>Split the Planning Committee into separate urban-core and suburban committees similar to Agriculture & Rural Affairs Committee</p>	<p>I am open-minded to this proposal but there are some serious potential downsides. First, I anticipate difficulty in approving development that is unpopular but necessary to achieve the objectives of the Official Plan in providing affordable housing throughout the City and supporting intensification that is needed to fight climate change. This could lead to consistent overrides of committee recommendations by Council, or frequent losses at the Ontario Land Tribunal. Second, a “suburban” planning committee will likely regularly reject intensification that is needed in suburban areas served by transit. It will be important for urban councillors to be able to weigh in. Rather than splitting the committee, unless I’m convinced otherwise, I believe the better solution is to advocate for more even representation on the existing committee, possibly based on geographic “transects” as defined by the Official Plan – something I have begun to advocate for ahead of setting the new committees in the next term of Council. The problem has mainly been that the areas where most development is taking place have not been fairly represented on Planning Committee.</p>

Build Affordable Housing	ACORN wants to see a strong Inclusionary Zoning policy with 25-35% affordable rental housing targeting those in core housing need, citywide in perpetuity.	Council has already crafted a compromise inclusionary zoning regime, and I would support more stringent affordable housing requirements in future reviews.
	Convert empty office buildings to non-market affordable housing	I believe the Zoning Bylaw and Official Plan policies should permit such conversions where feasible. However, experts are split on the efficacy of conversion, with many affordable housing advocates noting the much greater expense per unit. For the City itself to undertake such conversions, office towers that are currently privately owned would have to be bought by the City or another level of government at market value, and then go through very costly conversions. It would be far less expensive in the long run to intensify existing public housing stock and leverage public land ownership to build housing. Overall, though, I think City policies must encourage housing to be added to downtown.
	Any developments getting municipal public funds must have rent control on all units (not just the affordable units). This is in addition to Vacancy Control on all units - so when the tenant leaves, the landlords can't double the rent.	I would be interested in applying a condition like this to brownfield grants if those continue. The reality is that few other municipal tax dollars flow into private development. The bulk of affordable housing capital dollars are spent by the not-for-profit housing sector whose mandate is to keep affordable housing costs low.
	Reserve public land for affordable housing	I believe strongly that the City and all levels of government should be banking land with a land trust.
Fund Affordable Housing	We are calling on the City of Ottawa to dedicate \$40 million to building affordable, non-market housing to match its budget for emergency shelters.	Yes

	5% Vacant Unit Tax with revenues funding affordable housing projects	Yes
	Tax all luxury homes- increase property taxes on houses worth more than 2 million.	Yes
Protect Affordable Housing	We need the City to enact an Anti Displacement Policy to protect affordable housing and stop tenants from being priced out of their neighbourhoods.	There are constraints on what the City can do with the powers granted it under the Planning Act, and this may be a regime that the Province needs to implement. However I did support a motion put forward this past June to study ACORN's campaign.
	Ottawa needs an Anti-Renoviction Bylaw similar to New Westminster, BC's where the bylaw effectively ended renovations.	I would support this to the extent that powers granted to municipalities in Ontario allow.
	No public funds, or permit approvals, to predatory landlords.	I would support this to the extent that powers granted to municipalities in Ontario allow.
	The City should expand its existing programs to introduce a Rent Bank like other Ontario cities.	Yes
	Explore a Non-Profit Acquisition Strategy that would give non-profit & social housing providers, co-ops and land trusts the right of first refusal to purchase at risk apartment buildings on the private market similar to Montreal.	My caution, as with many of the items in this list, is that there are likely significant constraints on municipalities' ability to act in this space.
Tenant Engagement	Ottawa ACORN is calling for a proactive education program to inform tenants about their rights/resources when there are signs of potential renovations/demovictions.	Yes
	We want to see a public registry of tenant buyouts, building permits, home and rental building sales	These are not within the scope of what municipalities in Ontario can accomplish, save for building permits that are already available on Open Data.
	We want to see Ottawa follow the lead of cities like Toronto and Hamilton by creating a Tenant Defense Fund that would allow tenant groups to apply for funding for legal assistance when challenging	Yes

	renovictions, AGIs or when submitting tenant applications to the LTB.	
Healthy Homes	Enforcement mechanisms of property standards at the municipal level need to be improved. There should be more severe consequences for negligent landlords. We need Landlord Licensing, similar to Toronto, which would include a landlord registry, proactive inspections, increased enforcement and better standards of repair.	Yes
	More funding in the city budget for repairs and maintenance in Ottawa Community Housing	Yes
Infrastructure and Employment	The City should support community organizations advocating for Community Benefits Agreements during development projects.	Yes
	The City of Ottawa should create an Ethical Purchasing Strategy that protects workers' wages and benefits and avoids contract flipping. All employees working on city grounds should be paid a fair wage.	Yes
Internet for All	The City should leverage its own assets to create a municipal broadband program that can provide \$10-30/month home internet to low and moderate income households similar to Toronto's ConnectTO program.	While I fully support municipal broadband, it would require more resources to build out the necessary infrastructure than is likely to have political support. Early pioneers such as Toronto have abandoned their efforts on this front. I believe the more likely, but still challenging, scenario would be to see the City and through its sole ownership Hydro Ottawa leverage backbone infrastructure to assist alternative providers to compete with affordable Internet.
	Expansion of programs that offer free or subsidized devices to low income people	While I understand the need for this, other levels of government have more appropriate taxation tools and powers than do municipal governments.
	Provide FREE public wifi in all public spaces such as bus shelters, parks, community centres and more	Public facilities should have free WiFi and the City is already moving down that path. I caution that bus shelters are not likely to be included in

		the list, but major transit stations certainly should be.
Community Services	Prioritize city funding for youth services, street lighting, mental health supports, addiction supports, sidewalks and traffic controls in underserved, often low income & working class communities	Yes
	Support ACORN's national campaign to end predatory lending by calling on the Federal Government to support alternatives to payday and installment loans, lower the criminal interest rate and more.	Yes
Childcare	We need funding for affordable public/non-profit daycare spaces to be prioritized in lower income neighborhoods and communities	Yes
	Parents need easier access to information in order to understand Ontario's patchwork childcare system. We need transparency and accountability to parents through a simplified online process and face to face assistance when applying for subsidies.	Yes
	Expanded programming for parents who work non-standard hours (ie. shift work, overnights).	Yes
Affordable & Reliable Transit	We believe transit should be free, starting with those living on social assistance.	Yes
	Presto passes should be free for anyone under the low income measure, and there should be no minimum payment to upload Presto passes for people under the low income measure.	Yes
	Increase bus service in underserved neighbourhoods.	Bus service should be improved in all neighbourhoods, but I agree with ACORN that the starting point should be underserved neighbourhoods.
Climate Change	Retrofitting Canada's aging highrise communities from a tenant led perspective is an important step in reducing Energy Poverty. Ottawa needs an Energy Equity Program that targets the lowest-income and	Yes

	least Energy efficient private apartment buildings across the city.	
	Financial support for low and moderate income households impacted by natural disasters	Municipal governments could have a key role in providing immediate supports including financial supports to households in the immediate aftermath of an emergency (either natural- or human-caused.) However, other levels of government have more appropriate taxation tools and powers to support this in the longer term.
	Ensure low and moderate income renter communities have access to green space	Yes