



**OTTAWA CITY COUNCIL
AGENDA 55**

Wednesday, June 9, 2021

10:00 am

By Electronic Participation

This Meeting will be held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*

MOMENT OF REFLECTION

ROLL CALL

CONFIRMATION OF MINUTES

[Confirmation of the Minutes of the Council meeting of 26 May 2021](#)

DECLARATIONS OF INTEREST INCLUDING THOSE ORIGINALLY ARISING FROM PRIOR MEETINGS

COMMUNICATIONS

Association of Municipalities of Ontario (AMO):

- [AMO Policy Update – Stay at Home Orders to Expire Tomorrow with COVID-19 Restrictions Still in Place](#)
- [AMO Policy Update – Blue Box Regulation Released and Province Easing Restrictions on Long-Term Care](#)
- [AMO Policy Update – Province Moving to Step One of Its Roadmap to Reopen on Friday, June 11th, 2021](#)

Other Communications Received:

- [Petition received containing the names of 3,126 individuals requesting that Ottawa City Council not approve the Zoning By-law Amendment – 2 and 20 Leikin Drive and 99 Bill Leathem Drive - see Planning Committee Report 43, Item 8 on the Agenda\).](#)

REGRETS

No regrets filed to date.

MOTION TO INTRODUCE REPORTS

[Councillors R. King and R. Brockington](#)

REPORTS

OTTAWA COMMUNITY HOUSING CORPORATION

1. <u>OTTAWA COMMUNITY HOUSING CORPORATION (OCHC) ANNUAL REPORT AND ANNUAL GENERAL MEETING OF THE SHAREHOLDER</u>

1. That the 2020 Ottawa Community Housing Corporation (OCHC) Annual Report as described in this report and set out in Document 1 be received; and
2. That the signed audited Financial Statements of Ottawa Community Housing Corporation (OCHC) for the year 2020 as described in this report and set out in Document 2 be received; and
3. That the reappointment of Rebecca Hickey and the appointment of Jennifer Mondoux to the Ottawa Community Housing Corporation (OCHC) Board of Directors as Community Members for terms of three (3) years, expiring at the 2024 OCHC Annual General Meeting (AGM) as described in this report and set out in Document 3 be approved; and
4. That the Ottawa Community Housing Corporation (OCHC) By-Law No. 11 be repealed and be replaced by a new By-Law No. 12 incorporating changes to permit up to two OCHC tenants on the Board as described in this report and set out in Document 4 received Documents 5 and 6; and
5. That the Mayor and the City Clerk be authorized to sign a written resolution on behalf of the City of Ottawa as Shareholder of OCHC setting out the resolutions approved by City Council.

COMMITTEE REPORTS

AUDIT COMMITTEE REPORT 11

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| 2. <u>2020 CITY OF OTTAWA CONSOLIDATED FINANCIAL STATEMENTS</u> |
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COMMITTEE RECOMMENDATION

That Council approve the 2020 City of Ottawa Consolidated Financial Statements.

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| 3. <u>OFFICE OF THE AUDITOR GENERAL (OAG) – REPORT ON THE FRAUD AND WASTE HOTLINE</u> |
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COMMITTEE RECOMMENDATION

That Council receive the Report on the Fraud and Waste Hotline.

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE
REPORT 26

4. [ANTI-RACISM SECRETARIAT PROGRESS UPDATE](#)

COMMITTEE RECOMMENDATION, AS AMENDED

That Council receive this revised report for information.

5. [CAPITAL BUDGET ADJUSTMENTS AND CLOSING OF PROJECTS
– CITY TAX AND RATE SUPPORTED](#)

COMMITTEE RECOMMENDATIONS

That Council:

1. Authorize the closing of capital projects listed in Document 1;
2. Approve the budget adjustments as detailed in Document 2;
3. Return to source or (funding required) the following funding balances and eliminate debt authority resulting from the closing of projects and budget adjustments:
 - General revenue: (\$429,117.00)
 - Capital supported reserves: \$6,965,799.95
 - Development Charge reserves: \$472,993.04
 - Debt Authority: \$6,786,447.00
4. Permit those projects in Document 3 that qualify for closure to remain open and revise the completion dates of projects requesting a new completion date;

5. **Receive the budget adjustments in Document 4 undertaken in accordance with the Delegation of Authority By-law 2020-360, as amended, as they pertain to capital works; and**
6. **Authorize staff to perform the necessary financial adjustments as detailed in Documents 1 and 2.**

6. [RESIDENTIAL VACANT UNIT TAX](#)

COMMITTEE MEETING INFORMATION

Delegations: The committee heard six delegations and received three correspondence on this item

Debate: The committee spent one hour and 15 minutes on this item

Vote: The committee CARRIED the report recommendations as presented

Position of Ward Councillor: City-Wide report

Position of Advisory Committee(s): None

COMMITTEE RECOMMENDATIONS

That Council:

1. **Receive the information on the implications of and best practices related to the implementation a residential vacant unit tax in the City of Ottawa, as described in this report and including the results of the initial public consultations attached as Document 1; and**
2. **Direct staff to proceed with the development of a residential vacant unit tax as described in this report, including the proposed principles and framework and public consultation plan, with the goal of implementing a residential vacant unit tax regime in 2022 for billing in 2023, to be reported back to the Finance and Economic Development Committee and**

Council as part of the 2022 annual Tax Policies Report.

PLANNING COMMITTEE REPORT 43

7. [ZONING BY-LAW AMENDMENT – 6429 RENAUD ROAD](#)

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council approve:

1. approve an amendment to Zoning By-law 2008-250 for 6429 Renaud Road to permit low-rise back-to-back and stacked townhouses, as detailed in Document 2, as amended by the following:
 - a. that Document 2, section 2.b. be amended such that the third bullet be replaced with the following:

“Provisions for townhouse dwellings that are vertically attached in the rear and side:

 1. minimum lot area is 84m²
 2. air conditioner condenser may be located in a front yard or corner side yard when units are attached back to back”
2. that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.

8. [ZONING BY-LAW AMENDMENT – 2 AND 20 LEIKIN DRIVE AND 99 BILL LEATHEM DRIVE](#)

COMMITTEE MEETING INFORMATION

Delegations: The committee heard 14 delegations on this item

Debate: The committee spent 3 hours and 50 minutes on this item

Vote: The committee Carried the report recommendations as presented on a vote of 12 yeas and 0 nays

Position of Ward Councillor: Councillor Meehan has concerns about the application, as noted in the report.

Position of Advisory Committee: n/a

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2 and 20 Leikin Drive and 99 Bill Leathem Drive to permit warehouse and truck transport terminal as additional uses in the Light Industrial Subzone 9 (IL9) zone, as detailed in Document 2.

9. [ZONING BY-LAW AMENDMENT – 930, 934 AND 936 MARCH ROAD](#)

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 930, 934 and 936 March Road to permit a 915 unit residential subdivision and mixed-use development along March Road, as detailed in Document 3.

10. [ZONING BY-LAW AMENDMENT – 166 HURON AVENUE](#)

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 166 Huron Avenue North in order to add a Library use and accessory uses at the subject property, as detailed in Document 2.

TRANSPORTATION COMMITTEE REPORT 20

11. [PARKING SERVICES 2020 ANNUAL REPORT](#)

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Receive the Parking Services 2020 Annual Report, attached as Document 1; and,**
- 2. Retain the full current balance of the Parking Reserve Fund to accommodate for future planned Capital Program Plan spending; and,**
- 3. Approve the amendment to objective two of the Municipal Parking Management Strategy Mandate as detailed in this report.**

BULK CONSENT AGENDA

AGRICULTURE AND RURAL AFFAIRS COMMITTEE REPORT 22

A. [OFFICIAL PLAN AMENDMENT – 481 TULLAMORE STREET](#)

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Official Plan for 481 Tullamore Street to permit the development of nine residential lots which is Phase 3 of the Emerald Creek subdivision, as detailed in Document 2.

B. [O'KEEFE MUNICIPAL DRAIN – APPOINTMENT OF ENGINEER](#)

COMMITTEE RECOMMENDATION

That Council appoint Mr. Andy Robinson, P. Eng of Robinson Consultants Inc. as the Engineer of record to prepare a report under Section 78 (1) of the *Drainage Act* to inform Council on the current status of the O'Keefe Municipal Drain and whether one or more of the projects listed under Section 78 (1.1) is required for the better use, maintenance or repair of the drainage works or lands or roads.

AUDIT COMMITTEE REPORT 11

C. [SINKING FUND FINANCIAL STATEMENTS 2020](#)

COMMITTEE RECOMMENDATION

That Council approve the Sinking Fund Financial Statements for 2020.

D. [OFFICE OF THE AUDITOR GENERAL \(OAG\) – AUDIT CHARTER](#)

That COMMITTEE RECOMMENDATION

That Council approve the Office of the Auditor General’s Audit Charter.

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE
REPORT 26

E. [FINANCING LEASE AGREEMENTS 2020](#)

COMMITTEE RECOMMENDATION

That Council receive this report on outstanding Lease Financing Agreements as at 31 December 2020 as required by Ontario Regulation 653/05 and the City’s Administration of Capital Financing and Debt Policy.

F. [2020 INVESTMENTS, ENDOWMENT AND OTHER TREASURY ACTIVITIES](#)

COMMITTEE RECOMMENDATIONS

That Council:

1. **Receive the results of the City's investments for 2020, as required by Ontario Regulation 438/97 as amended, Section 8(1), and the City of Ottawa Investment Policy;**
2. **Receive information regarding progress towards the Prudent Investor implementation; and**
3. **Receive the Long- and Short-term debt summary.**

G. [2021 OPERATING AND CAPITAL BUDGET – Q1 STATUS REPORT](#)

COMMITTEE RECOMMENDATIONS

1. **That Council receive this report for information.**
2. **That Council approve the continuation of 7.0 full-time equivalents (FTEs) that were removed in the 2021 Budget in Children's Services for \$789 thousand to reflect the 2021 one-time funding agreement with the Ontario Ministry of Education.**

H. [2020 CORPORATE ENERGY REPORT](#)

COMMITTEE RECOMMENDATION

That Council receive this report for information.

- I. [HERITAGE COMMUNITY IMPROVEMENT PLAN APPLICATION FOR 35-37 WILLIAM STREET, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED WITHIN THE BYWARD MARKET HERITAGE CONSERVATION DISTRICT](#)

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the Heritage Community Improvement Plan Grant Program application submitted by 2719210 Ontario Inc., owner of the property at 35-37 William Street and 62 York Street, for a Community Improvement Plan Grant not to exceed \$387,301 over a maximum period of 10 years, subject to the establishment of, and in accordance with the terms and conditions of a Community Improvement Grant Agreement; and**
- 2. Delegate authority to the General Manager, Planning, Infrastructure and Economic Development, to finalize and execute a Heritage Community Improvement Plan Grant Agreement with 2719210 Ontario Inc., establishing the terms and conditions governing the payment of a Community Improvement Grant for the restoration of 35-37 William Street and 62 York Street, to the satisfaction of the City Manager, the City Clerk and Solicitor and the City Treasurer.**

J. [CITY OF OTTAWA – BUSINESS IMPROVEMENT AREA GOVERNANCE](#)

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the Business Improvement Area (BIA) Governance By-law attached as Document 1;**
- 2. Approve the Council-BIA Relations Policy attached as Document 2;**
- 3. Direct each BIA Board of Management to adopt and provide to Economic Development Services staff by the end of Q1 2022 the following mandatory governance documents that include the minimum provisions set out in this report:**
 - a. A Procedure By-law pursuant to Subsection 238(2) and 238(2.1) of the Municipal Act, 2001, as set out in Document 4;**
 - b. Policies pursuant to Subsection 270(2) of the Municipal Act, 2001 with respect to sale and other disposition of land, hiring of employees, and procurement of goods and services, as set out in Document 1; and**
 - c. An Election-Related Resources Policy pursuant to Section 88.18 of the Municipal Act, 1996, as set out in Document 5.**

- K. [BROWNFIELD GRANT APPLICATION - 2070 SCOTT STREET AND 328 WINONA AVENUE](#)

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the Brownfield Redevelopment Grant application submitted by Azure Westboro Ltd., owner of the property at 2070 Scott Street and 328 Winona Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan 2015, not to exceed a total of \$352,304 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$299,459 under the Development Charge Deferral Program; and the estimated contribution of \$146,489 towards the Municipal Leadership Strategy fund; and**
- 2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Azure Westboro Ltd., establishing the terms and conditions governing the payment of the grant for the redevelopment of 2070 Scott Street and 328 Winona Avenue, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, the City Solicitor and the City Treasurer.**

PLANNING COMMITTEE REPORT 43

L. [ZONING BY-LAW AMENDMENT – 316-332 CLIFTON ROAD](#)

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 316-332 Clifton Road to permit a residential planned unit development, as detailed in Document 3.

M. [ZONING BY-LAW AMENDMENT – 630 CUMMINGS AVENUE](#)

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 630 Cummings Avenue in order to accommodate the expansion of an existing 12-unit low-rise apartment dwelling to a 42-unit low-rise apartment dwelling, as detailed in Document 2.

TRANSPORTATION COMMITTEE REPORT 19

N. [ACQUISITION OF PART OF 300 WIGGINS PRIVATE FROM OTTAWA COMMUNITY HOUSING FOR INSTALLATION OF INTERSECTION ALL-WAY STOP CONTROL \(AWSC\)](#)

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Direct Corporate Real Estate Office staff to purchase the necessary property at 300 Wiggins Private owned by Ottawa**

- Community Housing for nominal consideration to allow for the installation of an All-Way Stop Control (AWSC) sign at the southern intersection of Chapel Crescent and Wiggins Private; and**
- 2. Approve the enactment of a By-law to establish these lands as common and public highway and assume them for public use;**
 - 3. Approve the the costs associated with this initiative including legal fees, taxes, utility locates and a survey totaling \$15,000, subject to Council's approval of the annual Capital Close Report; and**
 - 4. Approve the installation of the all-way stop control at the intersection of Chapel Street and Wiggins Private, with the cost of the installation of regulatory signs, warning signs and pavement markings funded from the Ward 12 Temporary Traffic Calming Budget.**

O. [RESIDENTIAL AREA SPEED REDUCTION FOR ZONE 1 – WOODPARK, ZONE 2 – CARLINGWOOD, ZONE 3 – AMBLESIDE, ZONE 4 – WOODROFFE NORTH WEST OF WOODROFFE, ZONE 5 – WOODROFFE NORTH EAST OF WOODROFFE, ZONE 6 – GLABAR PARK, ZONE 7 – QUEENSVIEW TERRACE NORTH \(QTN\)](#)

COMMITTEE RECOMMENDATIONS

That Council approve:

- 1. The speed limit be lowered to 30 km/h through the implementation of 30 km/h Gateway Speed Limit Signs within residential areas bound by:**
 - a) Woodroffe Avenue to the east, Byron Avenue to the north, SJAM to the west, Carling Avenue to the south**

- (Zone 1); and,
- b) Sherbourne Avenue to the east, Byron Avenue to the north, Woodroffe Avenue to the west, Carling Avenue to the south (Zone 2); and,
 - c) New Orchard Avenue North to the east, Ambleside Drive to the north, McEwen Avenue to the west, Richmond Rd to the south (Zone 3); and,
 - d) Woodroffe Avenue to the east, Elder Street to the north, Pooler Avenue to the west, Richmond Road to the south (Zone 4); and,
 - e) Aylen Avenue to the east, Wayne Avenue to the north, Woodroffe Avenue to the west, Richmond Rd to the south (Zone 5); and,
 - f) Maitland Avenue to the east, Carling Avenue to the north, Woodroffe Avenue to the west, Queensway Highway to the south (Zone 6); and,
 - g) Transitway to the east, Carling Avenue to the north, Pinecrest Road to the west, Queensway Highway to the south (Zone 7).

P. [RESIDENTIAL SPEED REDUCTION FOR SHERBOURNE AVENUE](#)

COMMITTEE RECOMMENDATION

That Council approve the speed limit be lowered to 40 km/h on Sherbourne Ave.

Q. [ALL WAY STOP CONTROL AT THE INTERSECTIONS OF \(I\) OWL AND PIGEON, \(II\) SOUTHMORE DRIVE WEST AT FIELDING, \(III\) LAPERRIERE AND MCBRIDE, AND \(IV\) TRENT AT CHEVRIER](#)

COMMITTEE RECOMMENDATIONS

That Council approve the installation of all-way stop controls at the following intersections:

- 1. Owl Drive at Pigeon Terrace**
- 2. Southmore Drive West at Fielding Drive**
- 3. Laperriere Ave at McBride Street**
- 4. Trent Street at Chevrier Street**

R. [FEATHERSTON DRIVE AND BRIAR HILL DRIVE SPEED LIMIT REDUCTION](#)

COMMITTEE RECOMMENDATION

That Council reduce the speed limit on Featherston Drive and Briar Hill Drive from 50 km/h to 40 km/h for the entire length of each road.

S. [SPEED REDUCTION FOR FERNBANK ROAD](#)

COMMITTEE RECOMMENDATION

That Council that all sections of Fernbank Drive between Terry Fox Drive and Stittsville Main Street with a posted speed limit of 80km/h, be reduced to 60km/h.

T. [FALLOWFIELD ROAD SPEED REDUCTION FROM 80KM/HR TO 60 KM/HR BETWEEN LARKIN AND GREENBANK](#)

COMMITTEE RECOMMENDATION

That Council approve the speed limit be lowered to 60 km/h through the implementation of 60 km/h Speed Limit Signs on Fallowfield Road from approximately 100 m east of Larkin to a point 250m west of Greenbank Road. This will begin the 60km/h zone near Larkin where it transitions to 80km/h currently and end the 60km/h right at the point where it begins to go to 4 lanes.

CITY CLERK

U. [SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO THE *PLANNING ACT* 'EXPLANATION REQUIREMENTS' AT THE CITY COUNCIL MEETING OF MAY 26, 2021](#)

REPORT RECOMMENDATIONS

That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of May 26, 2021, that are subject to the 'Explanation Requirements' being the *Planning Act*, subsections 17(23.1), 22(6.7), 34(10.10) and 34(18.1), as applicable, as described in this report and attached as Documents 1 and 2.

MOTION TO ADOPT REPORTS

[Councillors R. King and R. Brockington](#)

MOTIONS REQUIRING SUSPENSION OF THE RULES OF PROCEDURE

NOTICES OF MOTION (FOR CONSIDERATION AT SUBSEQUENT MEETING)

NOTICE OF INTENT

Notice of Intent from Marchés d'Ottawa Markets Municipal Services Corporation to hold its annual Meeting of the Member during the City Council meeting of June 23, 2021.

Notice of Intent from Hydro Ottawa Holding Inc. to hold the Annual General Meeting of the Shareholder at the City Council meeting scheduled for June 23, 2021.

Notice of Intent from the Integrity Commissioner to Submit a Report to Council on an Inquiry Respecting the Conduct of a Member of Council for Consideration at the 23 June 2021 Council Meeting.

MOTION TO INTRODUCE BY-LAWS

THREE READINGS

[Councillors R. King and R. Brockington](#)

- a) A by-law of the City of Ottawa to amend By-law No. 2017-180 respecting the appointment of Municipal Law Enforcement Officers in accordance with private property parking enforcement.
- b) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 630 Cummings Avenue.
- c) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 2 and 20 Leikin Drive and 99 Bill Leathem Drive.
- d) A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol from the lands known municipally as 3831 Cambrian Road.
- e) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 316, 320, 324, 328, and 332 Clifton

Road.

- f) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 166 Huron Avenue North.
- g) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 930, 934 and 936 March Road.
- h) A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to add a site-specific policy for the lands municipally known as 481 Tullamore Street.
- i) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 6429 Renaud Road.
- j) A by-law of the City of Ottawa to approve the expropriation of certain property interests in the City of Ottawa for the purposes of the Montreal Road Revitalization Project.
- k) A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 33 Maple Grove Road and to repeal By-law 2021-51

CONFIRMATION BY-LAW

[Councillors R. King and R. Brockington](#)

INQUIRIES

ADJOURNMENT

[Councillors R. King and R. Brockington](#)

Simultaneous interpretation of these proceedings is available.

Accessible formats and communication supports are available, upon request.

NOTICE

The City of Ottawa continues to take COVID-19 seriously, and in following the advice of provincial and federal governments, is making significant changes to services and programming to help protect health and wellbeing of the community. City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee and Council meetings have been cancelled. Such meetings, as warranted, will be held electronically until further notice. For more information about service disruptions, please visit our [COVID-19 webpage](#).

Members of the public may watch the Council meeting live on RogersTV or the Ottawa City Council YouTube page. For more details and updates visit <https://ottawa.ca/en/city-hall/your-city-government/watch-or-listen-council-meetings>

IN CAMERA ITEMS

In Camera Items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A form requesting such a review may be obtained, without charge, from the City's website or from the Chair of this meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.