



## Ottawa City Council

### Minutes

**Meeting #: 27**

**Date: November 22, 2023**

**Time: 10 am**

**Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation**

1. Call to order and moment of reflection

The Council of the City of Ottawa met at Andrew S. Haydon Hall, 110 Laurier Avenue West, Ottawa, on Wednesday, November 22, 2023 beginning at 10:00 a.m. The Mayor, Mark Sutcliffe, presided over the meeting from Council Chambers with some Members attending in person and the remaining Members participating remotely by Zoom.

Mayor Sutcliffe led Council in a moment of reflection.

2. National Anthem

The National Anthem was performed by JP MacDonald.

3. Public notices and meeting information

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

**This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written submissions. Recorded votes and dissents contained in this draft**

**Minutes document are draft until the Minutes of the meeting are confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Council meeting and, once confirmed, will replace this document.**

4. Announcements / Ceremonial Activities

There were no Announcements or Ceremonial Activities.

5. Roll Call

All Members of Council were present except Councillors C. Kelly and T. Tierney.

6. Confirmation of Minutes

6.1 Minutes of the Regular Council meeting of 8 November 2023.

**Carried**

6.2 Minutes of the Special Council meeting of 8 and 9 November 2023

**Carried**

7. Declarations of Interest Including Those Originally Arising from Prior Meetings

No Declarations of Interest were filed.

8. Other communications received

8.1 Petitions

- Petition received and held on file with the City Clerk containing the signatures of 88 individuals requesting that the City Council of Ottawa reduce the Zoning By-law amendment for 770, 774 Bronson Ave and 557 Cambridge St South to 12-storeys (Planning and Housing Committee Report 18, Agenda Item 13.2).

9. Regrets

Councillor T. Tierney advised he would be absent from the City Council meeting of 22 November 2023.

## 10. Motion to Introduce Reports

Motion No. **2023 - 27-01**

Moved by G. Gower

Seconded by T. Kavanagh

**That the Built Heritage Report 9A; Finance and Corporate Services Committee Report 9A; Planning and Housing Committee Report 18; Transportation Committee Report 9; Transit Commission Report 9 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of November 8, 2023” be received and considered.**

**Carried**

## 11. Built Heritage Committee Report 9A

11.1 Application to alter the former Hintonburg Pumping Station, 5 Onigam Street, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0041 – Kitchissippi (Ward 15)

**Committee recommendations**

**That Council:**

1. **Approve the application to alter the former Hintonburg Pumping Station at 5 Onigam Street, according to plans submitted by CSW dated August 2023, conditional upon:**
  - a. **Development and implementation of an interpretation strategy as part of the overall project**
2. **Direct staff to prepare an amendment to the designation by-law (280-87) to reflect the current heritage value of the Hintonburg Pumping Station.**
3. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department.**
4. **Approve the issuance of the heritage permits for each application with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

**Carried**

11.2 Designation of 692 Echo Drive under Part IV of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0027 – Capital (Ward 17)

**Committee recommendation**

**That Council issue a Notice of Intention to Designate 692 Echo Drive under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

**Carried**

11.3 Designation of the Bronson Centre, 211 Bronson Avenue under Part IV of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0046 – Somerset (Ward 14)

**Committee recommendations**

**That Council:**

1. **Issue a Notice of Intention to Designate the Bronson Centre, 211 Bronson Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.**
2. **Upon service of the Notice of Intention to Designate according to Section 29 (4) of the *Ontario Heritage Act*, issue a heritage permit under Section 33 of the *Ontario Heritage Act*, to permit the ongoing rehabilitation of the building as described in Document 5.**

**Carried**

12. Finance and Corporate Services Committee Report 9A

12.1 2023 City of Ottawa Community Improvement Plan Program Review

File No.: ACS2023-PRE-GEN-0008 – City-wide

**Committee Recommendations**

**That City Council:**

1. **Receive the draft Affordable Housing Community Improvement Plan as detailed in Document 1;**
2. **Direct staff to report back to Committee and Council in Q1 2024 with a finalized Affordable Housing Community Improvement Plan and by-law for approval;**
3. **Approve a direction to permit all City of Ottawa Community Improvement Plans to be eligible to be combined with the proposed new and existing Community Improvement Plans, with a focus on Affordable Housing projects;**
4. **Approve the continuation of the Montreal Road and Integrated Orléans Community Improvement Plan programs with revised criteria as described in this report and direct staff to bring back to Council in Q1 2024 corresponding by-law amendments for approval;**
5. **Pause the Ottawa International Airport Community Improvement Plan program and consider the merits of the program in the next term of Council;**
6. **Approve the extension of the Heritage Community Improvement Plan program until the end of this term of Council and direct staff to develop amending by-laws to the existing program to include revised criteria as described in this report;**
7. **Approve a direction to restructure the Brownfield Redevelopment Community Improvement Plan program such that all new applications are only eligible for projects qualifying under the new Affordable Housing Community Improvement Plan when implemented and direct staff to bring back to Council in Q1 2024 corresponding by-law amendments for approval;**
8. **Approve a direction that all in-stream applications for the Brownfield Redevelopment Community Improvement Plan, deemed complete prior to December 14, 2022, be cancelled and that any funding requests be resubmitted and evaluated based on the new restructured Brownfield Redevelopment policy;**

**9. Amend the existing brownfield application repayment provisions as detailed in this report.**

Motion No. **2023 - 27-02**

Moved by S. Plante

Seconded by G. Darouze

**WHEREAS the City established a Brownfield Redevelopment Community Improvement Plan (CIP) in 2007, which was amended in 2010 and 2015, and was suspended by City Council in December of 2022; and**

**WHEREAS at the time the Brownfield Redevelopment CIP program was suspended, there were seven applications deemed complete that could be submitted to Finance and Corporate Services Committee for consideration; and**

**WHEREAS the city of Ottawa declared a housing and homelessness emergency in January 2020; and**

**WHEREAS these projects were submitted in good faith, and found by City staff to be compliant with the Brownfield Redevelopment CIP program criteria at the time; and**

**WHEREAS City staff found the program to operate as designed stating “The brownfield redevelopment incentive programs have proven effective in promoting remediation and redevelopment of brownfield sites, which are often located in key downtown areas.”; and**

**WHEREAS the report finds “the total construction value for the projects is estimated at over \$5.5 billion, with the City collecting over \$13 million in building permit fees and \$124 million development charge revenues”; and**

**WHEREAS the Brownfield Redevelopment CIP program “assisted with the development of 18,000 new residential units and the development of new complete communities and urban destinations such as Zibi and Greystone Village”; and**

**WHEREAS Council committed in March of 2023 to “work with industry partners” by approving 15,000 new homes per year to help address the housing emergency; and**

**WHEREAS** these projects could add an additional 4,176 residential units and increase the supply of housing; and

**WHEREAS** the economic consensus is that the only way to decrease house prices and rental costs is to increase the supply of available housing.

**THEREFORE BE IT RESOLVED** that recommendation 8 of the 2023 City of Ottawa Community Improvement Plan Program Review report be amended to direct staff to bring forward the seven deemed complete applications as described in the report as formal reports to be considered by Finance and Corporate Services Committee in Q1 2024 under the rules and criteria prior to the program pause in December 2022.

For (18): M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, L. Johnson, T. Tierney, S. Plante, R. King, J. Leiper, R. Brockington, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (6): M. Sutcliffe, T. Kavanagh, S. Devine, J. Bradley, A. Troster, and S. Menard

**Carried (18 to 6)**

Motion No. **2023 - 27-03**

Moved by G. Gower

Seconded by M. Luloff

**WHEREAS** between 2016-2023 the City approved 45 projects eligible for the Brownfield Redevelopment CIP at an average of \$2,862,671 per project, and the actual cost of remediation is often less than the total approved funding; and

**WHEREAS** during the same timeframe the Brownfield Redevelopment CIP facilitated the construction of 16,168 residential units; and

**WHEREAS** the approximate actual grant payment per year is \$3,166,970 while the total tax uplift from Brownfield Redevelopment CIP projects is \$61,021,769 per year; and

**WHEREAS** the report from RCI Consulting titled “Scoped Best Practice Review of Brownfield Incentive Programs in Ontario”, found that Ottawa is the only municipality that caps the eligible cost based

on 50 percent of remediation cost, whereas all other municipalities allow for 100 percent recovery; and

**WHEREAS** an additional financial incentive would further encourage and allow developers to include more affordable units; and

**WHEREAS** an expanded brownfield program would support several council priorities including a city that has affordable housing and is more liveable for all; a city that is green and resilient; and a city with a diversified and prosperous economy;

**THEREFORE BE IT RESOLVED THAT** Recommendation 7 be revised as follows:

**“Approve a direction to restructure the Brownfield Redevelopment Community Improvement Plan program such that all new applications are only eligible for 50% of total eligible project costs, and all new applications for projects qualifying under the new Affordable Housing Community Improvement Plan when implemented are eligible for 100% of total eligible project costs, and direct staff to bring back to Council in Q1 2024 corresponding by-law amendments for approval;**

**BE IT FURTHER RESOLVED THAT** as part their report back to Committee and Council in Q1 2024, staff recommend an appropriate adjustment to the \$5-million cap (applying to all CIPs combined) for projects that qualify for 100% of remediation costs, giving regard to overall financial sustainability of the Brownfield Redevelopment CIP program.

For (11): M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, S. Plante, R. Brockington, C. Kitts, G. Darouze, D. Brown, and A. Hubley

Against (12): M. Sutcliffe, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, S. Menard, M. Carr, S. Desroches, and W. Lo

**Lost (11 to 12)**



Motion No. **2023 - 27-04**

Moved by S. Menard

Seconded by A. Troster

**WHEREAS** report ACS2023-PRE-GEN-0008 recommends that the revised criteria for both the Brownfield Redevelopment CIP and the Economic Development CIP (Montreal Road and Integrated Orleans) proposes to cap the maximum cumulative grant for each project to the lesser of \$5M or 50% of total eligible costs; and

**WHEREAS** the City of Ottawa has an annual budget of \$6,967,000 per year for Community Improvement Plan grants which includes \$3,900,000 per year for Development Charge exemptions, including non-statutory Development Charge exemptions; and

**WHEREAS** on average the City of Ottawa has approved \$18,500,000 annually in Community Improvement Plan grants over the last five years (2018-2022); and

**WHEREAS** the five-year average (2018-2022) includes approval of a Brownfield grant at 3 and 4 Booth Street (Zibi) not to exceed \$60,863,014 over a phased development (each phase to be a maximum of 10 years); and

**WHEREAS** on average the City of Ottawa has spent \$3,700,000 annually in Community Improvement Plan grants over the last five years; and

**WHEREAS** multiple members of council campaigned on either reducing the money our city commits to CIP grants, or eliminating them entirely; and

**WHEREAS** those successful campaigns led to the review to which this report is the result; and

**WHEREAS** this report does not recommend eliminating, or reducing the amount of money the city commits through, these programs; and

**WHEREAS** although changes proposed to these programs in the report can be said to improve upon the previous programs, the report nevertheless leaves the door open to the city committing more tax dollars annually to these programs than it has in the past; and

**WHEREAS a survey of Ottawa residents on their city budget priorities was recently conducted by my office, in concert with Councillor Troster's and Councillor Leiper's offices; and**

**WHEREAS well over 2000 Ottawa residents responded to this survey, including hundreds of residents from outside the urban wards, with residents from every ward in the city having responded; and**

**WHEREAS when respondents were asked what budget items they would choose to re-allocate funds from to pay for their top priorities, the number one response was "Property tax grants for developers," with about 70% of respondents selecting this; and**

**WHEREAS these survey results suggest that residents want to see less spending on property tax grants to developers, not more; and**

**WHEREAS Council should, at minimum, put some limit in place to prevent this budget item from increasing year over year moving forward;**

**THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-GEN-0008 the annual approval limit for all Community Improvement Plan grants be limited to \$20 Million per year; and**

**BE IT FURTHER RESOLVED that this limit be revised annually to account for inflation; and**

**BE IT FURTHER RESOLVED that any Affordable Housing CIP grants that meet the 90% or less of AMR standard be exempted from this limit.**

For (9): T. Kavanagh, L. Johnson, S. Devine, J. Bradley, A. Troster, J. Leiper, R. Brockington, S. Menard, and W. Lo

Against (14): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, S. Plante, R. King, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, and A. Hubley

**Lost (9 to 14)**

The Committee Recommendations were divided out for voting purposes, with Recommendations 7 and 8 (as amended by Motion 2023 - 27-02) put to Council first, followed by the remaining recommendations (1-6 and 9).

**Committee Recommendations as amended**

**That City Council:**

**7. Approve a direction to restructure the Brownfield Redevelopment Community Improvement Plan program such that all new applications are only eligible for projects qualifying under the new Affordable Housing Community Improvement Plan when implemented and direct staff to bring back to Council in Q1 2024 corresponding by-law amendments for approval;**

**8. Approve a direction that all in-stream applications for the Brownfield Redevelopment Community Improvement Plan, deemed complete prior to December 14, 2022, be cancelled and that any funding requests be resubmitted and evaluated based on the new restructured Brownfield Redevelopment policy (as amended by Motion 2023-27-02 to direct staff to bring forward the seven deemed complete applications as described in the report as formal reports to be considered by Finance and Corporate Services Committee in Q1 2024 under the rules and criteria prior to the program pause in December 2022).**

For (8): M. Sutcliffe, T. Kavanagh, S. Devine, J. Bradley, A. Troster, J. Leiper, S. Menard, and M. Carr

Against (14): M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, S. Plante, R. King, R. Brockington, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

**Lost (8 to 14)**

**Committee Recommendations**

**That City Council:**

**1. Receive the draft Affordable Housing Community Improvement Plan as detailed in Document 1;**

**2. Direct staff to report back to Committee and Council in Q1 2024 with a finalized Affordable Housing Community Improvement Plan and by-law for approval;**

**3. Approve a direction to permit all City of Ottawa Community Improvement Plans to be eligible to be combined with the proposed**

**new and existing Community Improvement Plans, with a focus on Affordable Housing projects;**

**4. Approve the continuation of the Montreal Road and Integrated Orléans Community Improvement Plan programs with revised criteria as described in this report and direct staff to bring back to Council in Q1 2024 corresponding by-law amendments for approval;**

**5. Pause the Ottawa International Airport Community Improvement Plan program and consider the merits of the program in the next term of Council;**

**6. Approve the extension of the Heritage Community Improvement Plan program until the end of this term of Council and direct staff to develop amending by-laws to the existing program to include revised criteria as described in this report;**

**9. Amend the existing brownfield application repayment provisions as detailed in this report.**

**Carried**

**DIRECTION TO STAFF (Councillor A. Troster)**

To embed the goal of supporting financially and socially stable living conditions in any City of Ottawa housing policy, that staff be directed to consider that the agreements include a condition that limits annual rent increases to that which is permitted by the Annual Provincial Rent Increase Guidelines as applicable to units occupied prior to November 15, 2018 for the duration of the term.

In addition, staff will consider that the agreement includes conditions that the rent in participating units is not increased beyond the provincial guideline established for each calendar year and that rent is not to exceed rental rates established through the CIP agreement, subject to CMHC's annual rental market report.

Staff are further directed to consider that Affordable Housing CIP agreements include a provision that any above guideline rent increases must be approved by the City of Ottawa.

12.2 Stage 2 LRT Contingency Funding and General Operational Budget

File No.: ACS2023-TSD-RCP-0017 - Citywide

**Committee Recommendations**

**That Council:**

1. **Approve \$42 million for the Stage 2 Rail Construction Program general operational budget 2023 for project oversight costs;**
2. **Approve \$110 million for the Stage 2 Contingency Budget in 2023 for major variations, soils management and general contingency;**
3. **Approve \$40.8 million increase to the Stage 2 LRT budget to capitalize deferred construction payments initially recognized as lifecycle payments, but that should be classified as capital;**
4. **Approve the refinancing of a Public Transit Infrastructure Fund (PTIF) funded project related to for the Stage 2 Project budget in the amount of \$1,432,416; and**
5. **Approve the refinancing of \$457 million on Stage 2 LRT from Provincial Gas Tax cash and debt to Development Charge debt and Transit tax debt.**

**Carried**

12.3 Motion – Councillor Gower - Transit Long Range Financial Plan

ACS2034-OCC-CCS-0153 - Citywide

The item was then put to Council as amended by Motion 2023-27-05 and was Carried with Councillors C. Kitts, G. Darouze, M. Luloff and D. Brown dissenting on recommendation 5. i.

**Committee Recommendations**

**That Council:**

1. **Direct staff to explore all of the mitigation tracks outlined at the technical briefing; and**
2. **Direct staff to set up, as soon as is practicable, an internal working group on transit to explore ways to increase revenue and ridership and reset a path to long-term sustainability; and**

3. **Approve that the internal working group be made up of City staff from the relevant departments, working with the Mayor as well as the Chairs of the Transit Commission, Transportation Committee and LRT Sub-committee to better co-ordinate the city's efforts in regards to:**
  - a. **advocacy with other levels of government**
  - b. **identifying new funding and revenue sources for transit infrastructure and operations**
  - c. **accelerating land-use planning near transit stations and transit priority corridors, etc.; and**
4. **Approve that the Working Group meet bi-weekly, or as needed; report to council quarterly on updates/progress by way of memo;**
5. **Approve that the working group and staff review includes, but is not limited to, all possible affordability levers, or which combination of levers are needed including:**
  - a. **Transit Tax**
  - b. **Transit Fares**
  - c. **Operating cost efficiencies**
  - d. **Stage 3 timelines**
  - e. **Review of Development Charges**
  - f. **Providing an updated analysis of cost and viability of LRT vs. BRT**
  - g. **Developing a cost benefits analysis for Transit Priority Projects**
  - h. **Identifying short-term tactical interventions (“BRT lite”) on transit priority routes to reduce travel time – ie: Baseline, Carling, March, etc. – as an interim solution until full funding is available**
  - i. **Exploring Urban Transit Area or some contribution to urban transit costs from rural areas or users from outside Ottawa**
  - j. **Advocating to double the Provincial Gas Tax**

- k. **Exploring Government Funding to address funding gap**
  - l. **Assessing feasibility of bulk pass purchases similar to U-Pass and available for businesses and organizations (including the federal government) in Ottawa**
  - m. **Reviewing all existing passes in relation to system sustainability and in keeping with our equity lens**
  - n. **Developing an updated ridership projection model**
  - o. **Conducting operational service alignment reviews**
  - p. **Analyzing Provincial funding similar to Metrolinx / GO Transit in the Toronto area**
  - q. **Brainstorming other Sources of Revenue (e.g. municipal vehicle registration fees, ride-hailing fees, private parking levies, land value capture, sale of development rights at transit stations, road tolls, cordon (area) charges, and mobility charges)**
  - r. **Ways to advance all options to revitalize the downtown**
  - s. **Assessing feasibility of development rights / air rights on City-owned land near transit stations (BRT & LRT) to help get apartments built as quickly as possible near transit stations**
  - t. **Exploring alternative revenue sources in other jurisdictions and**
  - u. **Ways to improve ongoing discussions with other levels of government.**
6. **Direct staff to report to Council quarterly on updates/progress by way of memo, and provide the first progress report to Council no later than Q2 2024.**

**Carried as amended**

Motion No. **2023 - 27-05**

Moved by S. Desroches

Seconded by S. Menard

**THEREFORE BE IT RESOLVED** that recommendation three be revised as follows:

**Approve that the internal working group be made up of City staff from the relevant departments, working with the Mayor as well as the Chairs of the Transit Commission, Transportation Committee and Planning and Housing Committee to better co-ordinate the city's efforts in regards to:**

- a. advocacy with other levels of government**
- b. identifying new funding and revenue sources for transit infrastructure and operations**
- c. accelerating land-use planning near transit stations and transit priority corridors, etc.; and**

**Carried**

Motion No. **2023 - 27-06**

Moved by D. Brown

Seconded by C. Kitts

**WHEREAS every property in rural Ottawa does currently contribute to public transit through a property tax levy.**

**THEREFORE BE IT RESOLVED** that recommendation 5, i. be amended and read as follows "Exploring opportunities for some contributions to transit costs from users outside of Ottawa."

For (8): M. Luloff, L. Dudas, D. Hill, S. Plante, C. Kitts, G. Darouze, D. Brown, and S. Desroches

Against (14): M. Sutcliffe, C. Curry, G. Gower, T. Kavanagh, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, A. Hubley, and W. Lo

**Lost (8 to 14)**



13. Planning and Housing Committee Report 18

13.1 Updated Ottawa Community Lands Development Corporation Name, Mandate, Policies and Procedures

ACS2023-PRE-CRO-0011 - City Wide

**Committee recommendation(s) as amended**

**That Council:**

1. **Approve a change in name of the Ottawa Community Lands Development Corporation to Build Ottawa and the amended objects as outlined in this report and the form of Articles of Amendment attached as Document 1; and**
2. **Approve the amended policies and procedures outlined in this report and attached as Document 2.**
3. **Direct that Build Ottawa incorporate potential community benefits including, but not be limited to equitable hiring practices, funding for training, public realm enhancements; and greater accessibility when developing evaluation criteria for the disposal of surplus lands.**

**Carried**

13.2 Zoning By-law Amendment – 770 and 774 Bronson Avenue and 557 Cambridge Street South

ACS2023-PRE-PS-0114 - Capital (17)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 770 and 774 Bronson Avenue and 557 Cambridge Street South, as shown in Document 1, to permit a 22-storey mixed-use building with 188 dwelling units and a nine-storey building with 90 dwelling units, as detailed in Document 2.**

**Carried**

13.3 Official Plan Amendment and Zoning By-Law Amendment - 384 Arlington Avenue

ACS2023-PRE-PS-0125 - Somerset (14)

**Committee recommendation(s)****That Council:**

1. approve an amendment to the Official Plan, Volume 2C, for 384 Arlington Avenue, to permit a residential high-rise building up to 24 storeys subject to the criteria of an area specific policy, as detailed in Document 2.
2. approve an amendment to Zoning By-Law 2008-250, as amended, for 384 Arlington Avenue, as shown in Document 1, to permit a 24-storey residential high-rise building subject to site specific zoning exceptions and a site-specific zoning schedule, as detailed in Document 3.

**Carried**

13.4 Zoning By-law Amendment - 970 & 974 Silver Street and 1271 & 1275 Shillington Avenue

ACS2023-PRE-PS-0132 - River (16)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 970 & 974 Silver Street and 1271 & 1275 Shillington Avenue, as shown in Document 1, from R3A zone to R4Y[XXXX] and L1 zones, to permit a 4-storey low-rise residential building, as detailed in Document 2.**

**Carried**

13.5 Ontario Land Tribunal Settlement – 1047 Richmond Road/ Règlement du Tribunal ontarien de d'aménagement du territoire – 1047, chemin Richmond

ACS2023-PRE-PS-00136 - Bay (7)

**Committee recommendation(s)****That Council:**

1. endorse a position before the Ontario Land Tribunal to support an amendment to the Official Plan in respect of 1047 Richmond Road in accordance with Documents 2 and 3 and an

**amendment to the zoning by-law in respect of 1047 Richmond Road in accordance with Documents 1 and 4.**

- 2. endorse the Official Plan Amendment and Zoning Amendment be conditional upon the applicant executing an agreement, to the satisfaction of the City Solicitor that provides for 15 affordable housing units in each tower for 15 years as described in this report.**

**Carried**

- 13.6 Motion - Correction to ACS2023-PRE-PS-0081: Front-Ending Report – Design and Construction of the Longfields Drive and Kilspindie Ridge Roundabout

ACS2023-OCC-CCS-0154 - Barrhaven West (3)

**Committee recommendation(s)**

**That Council approve the report ACS2023-PRE-PS-0081 be revised so that any mention of “100 per cent development charges funded” be replaced with “95 per cent funded by development charges, and 5 per cent by tax”.**

**Carried**

14. Transportation Committee Report 9

- 14.1 Nesbitt Street Encroachment Agreement

File no. ACS2023-PRE-RHU-0028 – Bay (7)

**Committee recommendation**

**That Council receive this report for information.**

**Received**

15. Bulk Consent Agenda

- 15.1 Finance and Corporate Services Committee Report 9A

15.1.1 2023 Mid-Year Procurement Year in Review

File No.: ACS2023-FCS-PRO-0004 - Citywide

**Committee Recommendation**  
**That Council receive this report for information.**

**Received**

15.1.2 Amendments to the Corporate Business Case and Project Management Policy and Framework

File No.: ACS2023-CMR-OCM-0009 - Citywide

**Committee Recommendation**

**That Council approve the amendments to the Corporate Business Case and Project Management Policy and the Project Management Framework, along with the new Criteria for Independent Reviews.**

**Carried**

15.1.3 Acquisition of 170 Colonnade Road

File No.: ACS2023-PRE-CRO-0028 – Knoxdale-Merivale (Ward 9)

**Committee Recommendations**

**That City Council:**

- 1. Approve the acquisition as described in the report for the purchase of the fee simple interest in lands known municipally as 170 Colonnade Road, shown as Parcel 1 on Document 1 attached from William Tomlinson Enterprises Inc. for \$7.4 million plus applicable taxes and closing costs.**
- 2. Delegate authority to the Director, Corporate Real Estate Office to enter into, conclude, execute, amend, and implement on behalf of the City, the Purchase Agreement for the acquisition of the 170 Colonnade Road as described in this report.**

**Carried**

15.2 Planning and Housing Committee Report 18

15.2.1 Zoning By-law Amendment – 300 Goulbourn Forced Road

ACS2023-PRE-PS-0128 - Kanata North (4)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 300 Goulbourn Forced Road, as shown in Document 1, to amend performance standards for two-storey dwellings, as detailed in Document 2.**

**Carried**

15.2.2 Application for demolition and new construction at 110 York Street, a property designated under Part V of the Ontario Heritage Act as part of the ByWard Market Heritage Conservation District

This report will be submitted to the Built Heritage Committee on November 6, 2023. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 24, 2024.

ACS2023-PRE-RHU-0045 - Rideau-Vanier (12)

**Built Heritage Committee and Planning and Housing Committee recommendation(s)**

**That Council:**

1. **Approve the application to demolish 110 York Street;**
2. **Approve the application for new construction at 110 York Street according to plans prepared by Neuf Architects, dated September 18, 2023, conditional upon:**
  - a. **The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**
  - b. **The installation of a mural or an artistic installation on the east wall of the building as a condition of Site Plan approval.**

- c. **Minor alterations on the podium to better reflect the richly detailed architectural character of the ByWard Market Heritage Conservation District including:**
  - i. **Ensuring that glazing in windows and doors is transparent to provide a more active frontage on York Street, reflecting the importance of the street as a gateway to the core of the ByWard Market HCD;**
  - ii. **Refining the architectural details of the east wall of the podium through the addition of decorative brick work or similar architectural detailing to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit**
- 3. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 4. **Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

**Carried**

15.2.3 Zoning By-law Amendment – 110 York Street and 137 George Street

ACS2023-PRE-PS-0130 - Rideau-Vanier (12)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 110 York Street and 137 George Street as shown in Document 1, to permit a 16-storey hotel addition, as detailed in Documents 2, 3, and 4.**

**Carried**

15.2.4 Zoning By-law Amendment - 253, 255 and 257 York Street and 78 and 80 Nelson Street

ACS2023-PRE-PS-0133 - Rideau-Vanier (12)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 253, 255 and 257 York Street and 78 and 80 Nelson Street, as shown in Document 1, to facilitate additions to two existing residential buildings resulting in a conversion to a single building containing 53 dwelling units and 42 rooming units, as detailed in Document 2.**

**Carried**

15.2.5 Zoning By-law Amendment - 68 Sweetland Avenue, 146, 154, 156, 160 and 168 Osgoode Street

ACS2023-PRE-PS-0131 - Rideau-Vanier (12)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 68 Sweetland Avenue, 146, 154, 156, 160 and 168 Osgoode Street, as shown in Document 1, to permit a rooming house addition to the existing building at 68 Sweetland Avenue and to consolidate the zoning across the site with site-specific provisions, as detailed in Document 2.**

**Carried as amended**

Motion No. **2023 - 27-07**

Moved by S. Plante

Seconded by J. Leiper

**WHEREAS Report ACS2023-PRE-PS-0131 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a rooming house addition to the existing building at 68 Sweetland Avenue and to consolidate the zoning across the site at 68 Sweetland Avenue and 146, 154, 156, 160 and 168 Osgoode Street with site-specific provisions; and**

**WHEREAS** the amended zoning symbol for Area A is to include a “-c” suffix and the amended zoning symbol for Area B is not to include a “-c” suffix; and

**WHEREAS** a provision in the Details of Recommended Zoning would effectively create an unnecessary maximum permitted width of a private way; and

**WHEREAS** the Application does not require the creation of a maximum permitted width of a private way; and

**WHEREAS** the new exception intends to require soft landscaping in the interior yard area;

**THEREFORE BE IT RESOLVED** that Council amend Planning and Housing Committee Report 18, Item 6: Zoning By-law Amendment – 68 Sweetland Avenue, 146, 154, 156, 160 and 168 Osgoode Street by:

1. Replacing the text of Document 2, Section 2.a. with the following:

“a. In Column II, “Applicable Zones”, add the text “R4UD[XXXX]” and “R4UD[XXXX]-c;””

; and

2. Replacing the text of Document 2, Section 2.b.i. with the following:

“i. All lands zoned R4UD[XXXX] or R4UD[XXXX]-c are to be considered one lot for zoning purposes;”

; and

3. Replacing the text of Document 2, Section 2.b.v. with the following:

“v. Despite Section 131, Table 131(1), the minimum required width of the private way is 3.0 metres;”

; and

4. Replacing the word “should” in Document 2, Section 2.b.viii with the word “shall”; and

**THEREFORE BE IT FURTHER RESOLVED** that there be no further notice pursuant to Section 34(17) of the *Planning Act*.



**Carried**

15.2.6 Application for demolition and new construction at 283-285 McLeod Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

This report will be submitted to the Built Heritage Committee on November 6, 2023. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on November 27, 2023.

ACS2023-PRE-RHU-0035 - Somerset (14)

**Built Heritage Committee and Planning and Housing Committee recommendation(s)**

**That Council:**

- 1. Approve the application to demolish 283 and 285 McLeod Street, conditional upon;**
  - a. The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park HCD Plan;**
  - b. The installation of a plaque commemorating the work of local builder David Younghusband in consultation with Heritage Planning staff as a condition of Site Plan approval.**
- 2. Approve the application for new construction at 283-285 McLeod Street according to plans prepared by Colizza Bruni Architecture, dated April 25, 2023, conditional upon:**
  - a. Refining the architectural treatment of the east façade to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit**
  - b. The applicant provides samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit. Delegate the authority for minor design changes to the**

**General Manager, Planning, Real Estate and  
Economic Development Department;**

3. **Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

**Carried**

15.2.7 Official Plan Amendment and Zoning By-law Amendment – 283 and 285 McLeod Street

ACS2023-PRE-PS-0112 - Somerset (14)

**Committee recommendation(s)**

**That Council approve:**

- a. **An amendment to the Official Plan, Volume 2A, Central and East Downtown Core Secondary Plan, to permit a mid-rise building at a maximum height of five storeys for the property municipally known as 283 and 285 McLeod Street, as detailed in Document 2; and,**
- b. **An amendment to Zoning By-law 2008-250 for 283 and 285 McLeod Street to rezone the lands shown on Document 1 from R4UD [478] and R4UD [479] to R5B [xxxx] H(19) to permit a five-storey mid-rise apartment, including a site-specific exception, as detailed in Document 3.**

**Carried**

15.2.8 Zoning Bylaw Amendment – 5957 & 5969 Fernbank Road

ACS2023-PRE-PSX-0002 - Stittsville (6)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 5957 and 5969 Fernbank Road, as shown in Document 1, to add an exception to the Residential Third Density, Subzone Z (R3Z) to permit a minimum lot area of 85 square metres for back to-back townhouse dwellings, as detailed in Document 2.**

**Carried**

## 15.2.9 Zoning By-law Amendment – 3040 and 3044 Innes Road

ACS2023-PRE-PS-0134 - Orléans West-Innes (2)

**Committee recommendation(s)**

**That Council approve a minor amendment to Zoning By-law 2008-250 for 3040 and 3044 Innes Road to permit a reduced interior side yard setback as shown in Document 1 and detailed in Document 2.**

**Carried**15.3 Transit Commission Report 9

## 15.3.1 Delegation of Authority – Contracts awarded for the period January 1, 2023 to June 30, 2023 for Transit Commission

File No. ACS2023-FCS-PRO-0005 – City-wide

**Commission Recommendation**

**That Council receive this report for information.**

**Received**15.4 Transportation Committee Report 9

## 15.4.1 Winter Maintenance Quality Standards Review

File no: ACS2023-PWD-RPS-0002 - City Wide

**Committee recommendations****That Council:**

1. **Receive this report and supporting documentation for information.**
2. **Direct Roads and Parking Services to come back in Q3 2024 with an update.**

**Carried**

15.4.2 Councillor Leiper – Installation of All-Way Stop Control at Intersection of Spencer and Huron

File No. ACS2023-OCC-CCS-0141 - Kitchissippi (15)

**Committee recommendation**

**That Council approve the installation of all-way stop control at the intersections of Spencer Street/Huron Avenue North**

**Carried**

15.4.3 Councillor Leiper - Wellington Village 30km/h Gateway Speed Zone

File no: ACS2023-OCC-CCS-0142 - Kitchissippi (15)

**Committee recommendation**

**That Council approve 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 Island Park Drive to the west, Byron Avenue to the north, Harmer Avenue to the east, and Highway 417 to the south;**

**Carried**

15.4.4 Councillor Kavanagh - Implementation of 30 km/h Gateway Speed Limit in Belltown

File no: -ACS-2023-OCC-CCS-0138 - Bay (7)

**Committee recommendation**

**That Council approve:**

**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: Richie Street to the east, Carling Avenue to the south, the Ottawa River to the north, and Maplehurst Avenue to the west.**

**Carried**

15.4.5 Councillor Dudas - Installation of a protected left turn phase at the intersection of Innes and Viseneau

File no: ACS2023-OCC-CCS-0146 - Orléans West-Innes Ward (2)

**Committee recommendation**

**That Council approve:**

1. **The installation of a protected left turn phase (advance left-turn arrow) at the intersection of Innes Road and Viseneau Drive, for vehicles travelling east along Innes Road and turning north onto Viseneau Drive and;**
2. **Approve that the 2023 Ward 2 Temporary Traffic Calming Budget be used to fund the associated costs.**

**Carried**

15.4.6 Motion – Barrhaven Centre Park-and-Ride Lot Removal

File no. ACS2023-OCC-CCS-0148 - Barrhaven West (3)

**Committee Recommendations**

**That Council:**

1. **Direct staff to remove the Barrhaven Centre Park-and-Ride Lot from City plans and cease negotiations for its land requirements; and**
2. **Approve that property negotiations continue for the remaining elements of the bundled land package.**

**Carried**

15.5 City Clerk – Summary of Oral and Written Public Submissions

15.5.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of November 8, 2023

**That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of November 8, 2023, 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 1-2.**

**Carried**

16. In Camera Items

There were no *in camera* items.

17. Motion to Adopt Reports

Motion No. **2023 - 27-08**

Moved by G. Gower

Seconded by T. Kavanagh

**That Built Heritage Report 9A; Finance and Corporate Services Committee Report 9A; Planning and Housing Committee Report 18; Transportation Committee Report 9; Transit Commission Report 9 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of November 8, 2023” be received and adopted as amended.**

**Carried**

18. Motions of Which Notice Has Been Previously Given

18.1 G. Gower - Retain the Minor Corridor permissible heights in accordance with the November 2022 Ministry approval of the City’s new Official Plan

*Note: The Gower/Sutcliffe Motion of which Notice was previously given at the 8 November, 2023, City Council meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.*

Motion No. **2023 - 27-09**

Moved by G. Gower

Seconded by M. Sutcliffe

**WHEREAS** there is a housing and homelessness crisis in Ottawa resulting in hardship and affordability challenges for residents throughout the city and a need to expand the supply of housing; and

**WHEREAS** the City's Municipal Housing Pledge with the Province requires the City to make all efforts to achieve the goal of 151,000 new homes within 10 years; and

**WHEREAS** upon approval of the City's new Official Plan in October 2021, Council approved a reduction in the proposed height limit within Minor Corridors to a consistent four-storeys in all Minor Corridors; and

**WHEREAS** the Minister of Municipal Affairs and Housing approved the City's Official Plan in November 2022 with several adjustments including revising Minor Corridor permissible heights as follows:

- Downtown Minor Corridors, from 4 to 9 storeys
- Inner Urban Minor Corridors, from 4 to 6 storeys
- Outer Urban Minor Corridors, from 4 to 6 storeys
- Suburban Minor Corridors, from 4 to 7 storeys; and

**WHEREAS** the Provincially approved height limits were generally consistent with staff recommendations at the time Council was considering the new Official Plan; and

**WHEREAS** reverting back to the 2021 approved height limits would remove opportunity to supply housing opportunities in mid-rise forms, and impact applications which were already submitted since the Ministry approval of the Official Plan; and

**WHEREAS** in 2022 through Bill 23 the Provincial Government required that three residential units be permitted as-of-right (a principal dwelling unit plus two additional units) for all detached dwellings, semi-detached, and townhouse dwellings on serviced residential lots, subject to existing regulations governing secondary dwelling units which placed unreasonable size and location restrictions on them; and

**WHEREAS** Ottawa By-law 2023-425 came into full force and effect on November 15th, 2023, aligning Zoning By-law 2008-250 with Bill 23 and going even further to demonstrate Council's commitment towards expanding housing choice by removing meaningful

**differentiation between principal and additional units within the same building and thereby ending exclusionary zoning in Ottawa; and**

**WHEREAS the Council approved Municipal Housing Pledge as well as the City's application to the Canadian Mortgage and Housing Corporation's Housing Accelerator Fund rely on increased opportunities to create housing units throughout the City; and**

**WHEREAS staff are continuing to advance the rewrite of Comprehensive Zoning By-law 2008-250 to implement the various policies of the Official Plan including growth management and housing intensification directions with the intent of bringing forward a first draft for Council's information in 2024 and the final by-law in 2025; and**

**WHEREAS through implementing the City's New Official Plan through the development of a new Comprehensive Zoning By-Law, Ottawa can achieve higher densities across the City and within neighbourhoods in a balanced approach city-wide; and**

**WHEREAS the Infrastructure Master Plan recommendations will include an Infrastructure Capacity Management Program to ensure adequate capacity in existing local pipe systems to support city-wide intensification proposals;**

**THEREFORE BE IT RESOLVED THAT City Council approve the following:**

- 1. That the Mayor write to the Minister of Municipal Affairs and Housing requesting that he retain Minor Corridor permissible heights in accordance with the November 2022 Ministry approval of the City's new Official Plan; and**
- 2. As part of the re-write of the Comprehensive Zoning By-law, staff be directed to explore allowing at least 4 residential units on serviced residential lots subject to servicing or environmental constraints.**

For (19): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, T. Kavanagh, S. Devine, J. Bradley, S. Plante, A. Troster, J. Leiper, S. Menard, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, and W. Lo

Against (2): R. King, and R. Brockington



Carried (19 to 2)

## 19. Motions Requiring Suspension of the Rules of Procedure

19.1 R. Brockington - Appointing Councillor S. Devine to the Rideau Valley Conservation AuthorityMotion No. **2023 - 27-10**

Moved by R. Brockington

Seconded by M. Sutcliffe

***That the Rules of Procedure be suspended to consider the following motion in order to appoint a Member of Council prior to the next meeting of the Rideau Valley Conservation Board of Directors;***

**WHEREAS** The City of Ottawa is currently eligible to appoint five members to the Rideau Valley Conservation Authority (RVCA) Board of Directors, in accordance with the *Conservation Authorities Act*;

**WHEREAS** there is a pending vacancy on the Board that is required to be filled by a Member of Council; and

**WHEREAS** the outgoing Member, Councillor Brockington, has canvassed Members of Council for interest and Councillor Devine has expressed an interest in being appointed to the RVCA Board of Directors;

**THEREFORE BE IT RESOLVED** that Council approve the appointment of Councillor Sean Devine to the Rideau Valley Conservation Authority Board of Directors.

Carried

19.2 M. Carr - Use of Ontario Priorities Housing Initiative (OPHI) fundsMotion No. **2023 - 27-11**

Moved by M. Carr

Seconded by L. Dudas

***That the rules of procedure be suspended to consider the matter below at the November 22, 2023 meeting of Ottawa City Council in order to meet the Province's deadline to confirm the use of Ontario Priorities Housing Initiative funds.***

**WHEREAS Council approved the 2023-2026 Affordable Housing Capital Strategy and Update report on September 13, 2023; and**

**WHEREAS the report allocated \$5,326,000 from the Ontario Priorities Housing Initiative (OPHI) for the acquisition of 1245 Kilborn Place; and**

**WHEREAS the report allocated \$32,420,946 in City Capital funding over the next three years towards the Rochester Heights Phase 2 project (818 Gladstone Ave); and**

**WHEREAS the OPHI program has strict timelines for approval and progression of projects which may be difficult to achieve for the Kilborn Place project; and**

**WHEREAS the Ottawa Community Housing Project at 818 Gladstone Avenue would qualify for the OPHI funding; and**

**WHEREAS Ottawa Community Housing is agreeable to \$5,326,000 of the funding to be allocated towards their project and subject to the OPHI program guidelines;**

**THEREFORE BE IT RESOLVED that \$5,326,000 in City Capital funding be reallocated from the Rochester Heights Phase 2 project to the Kilborn Place project; and**

**BE IT FURTHER RESOLVED that \$5,326,000 in OPHI funding be reallocated from the Kilborn Place project to the Rochester Heights Phase 2 project.**

**Carried**

19.3 S. Plante - Sprung Structure(s), or other semi-permanent facility options

Motion No. **2023 - 27-12**

Moved by S. Plante

Seconded by L. Dudas

***That the Rules of Procedure be suspended to consider the following motion due to the emergency nature of the situation, to advance the work being done by the Emergency Shelter Crisis Taskforce.***

**WHEREAS On October 26, 2023, Mayor Sutcliffe and Councillor Dudas launched an Emergency Shelter Crisis Taskforce, alongside Councillors Carr, Hubley, Plante and Troster, to raise awareness and**

**our collective commitment to address the unprecedented demand and shortage of shelter beds in Ottawa; and**

**WHEREAS the Integrated Transition to Housing Strategy (ITHS), approved by Council on July 13, 2023 projected that by the end of 2024, there would be a need for up to 293 new shelter beds for single adults to address demands for shelter placements; and**

**WHEREAS the year over year growth in shelter demand being experienced currently is double that which was being experienced when the ITHS was approved, and demand may surpass the projections as early as January 2024; and**

**WHEREAS Ottawa has made the commitment that any resident in need is able to access a shelter bed; and**

**WHEREAS over the Winter, three City-owned recreational facilities will be used as Physical Distancing- Emergency Overflow Centres and these facilities need to be returned to their intended recreational use; and**

**WHEREAS the City has been working cross departmentally for over two years to actively pursue private market facilities that could be used to support shelter and transitional housing needs over the medium-long term, however, the facilities being pursued are not anticipated to be sufficient to meet the demand; and**

**WHEREAS, on June 27, 2023, staff were directed to review and identify the exact locations of where any semi-permanent shelters may be erected on city-owned land and inform Committee of these locations;**

**THEREFORE BE IT RESOLVED that as part of the mitigation strategies related to the Emergency Shelter Crisis Taskforce, that staff be given the delegated authority to actively advance the option of a Sprung Structure(s), or other semi-permanent facility option, to address the shelter system capacity requirements anticipated for the coming years; and**

**BE IT FURTHER RESOLVED that staff report on the progress of this initiative through the Emergency Shelter Crisis Taskforce in order to expedite the process and create an opportunity to address any process barriers encountered.**

Carried

19.4 A. Troster - Newcomer ServicesMotion No. **2023 - 27-13**

Moved by A. Troster

Seconded by M. Sutcliffe

***That the Rules of Procedure be suspended to consider the following motion due to the emergency nature of the situation, to advance the work being done by the Emergency Shelter Crisis Taskforce.***

**WHEREAS, the Single Adult Shelter System in Ottawa is operating over capacity. All community shelters, the existing Physical Distancing - Emergency Overflow Centres and overflow mechanisms are full. Unprecedented growth in demand was seen throughout the summer months, a trend continuing into the fall/winter.**

**WHEREAS, due to a lack of affordable housing options worsened by rising living costs including rents, a significant and unprecedented increase in requests for placement is coming from single adult newcomers**

**WHEREAS, currently, 44 per cent of all single shelter clients are newcomers, up from 16% in April 2023, and this proportion is as high as 74 per cent at the Physical Distancing-Emergency Overflow Centres;**

**WHEREAS divert newcomers from the emergency shelter system and/or move those currently in emergency shelters into more appropriate housing placements;**

**THEREFORE BE IT RESOLVED that, to address the unique needs and circumstances of single newcomers, staff be directed to work with newcomer- serving agencies and networks to identify supports and alternative placement options that could be made available to serve clients, and continue to request funding to fund those options from other levels of government who have jurisdiction over the provision of immigrant, refugee and other migrant settlement services.**

Carried

19.5 M. Carr - Bunk Beds at Physical Distancing - Emergency Overflow sites

Motion No. **2023 - 27-14**

Moved by M. Carr

Seconded by A. Hubley

***That the Rules of Procedure be suspended to consider the following motion due to the emergency nature of the situation, to advance the work being done by the Emergency Shelter Crisis Taskforce:***

**WHEREAS in 2023, through the Integrated Transition to Housing Strategy, Ottawa City Council committed to working with the shelter service sector on a winter response initiative, including increasing the number of available shelter or overnight beds/spaces for people experiencing homeless and unsheltered.**

**WHEREAS furthermore, City Council made a commitment that any resident in need is able to access a shelter bed. Ottawa is experiencing unprecedented and increasing levels of demand for shelter services as is evidenced by overflowing shelters and an estimated 260 people living rough.**

**WHEREAS to provide the necessary capacity over the Winter 2023/2024, three City-owned recreational facilities will be used as Physical Distancing- Emergency Overflow Centres. The use of these centres has a significant impact on local residents and communities who are not able to access the intended recreational programming, and it is imperative that further impacts be mitigated.**

**THEREFORE BE IT RESOLVED THAT, if needed to provide additional capacity to support the single adult shelter system, staff be directed to first increase capacity at the existing Physical Distancing- Emergency Overflow sites, to the extent that ensures safety for clients and staff, through the addition of bunk beds, and continue to share occupancy numbers and housed data updates to Council through the Emergency Shelter Crisis Taskforce.**

**Carried**

19.6 L. Dudas - Winter Respite Centres

Motion No. **2023 - 27-15**

Moved by L. Dudas

Seconded by M. Sutcliffe

***That the Rules of Procedure be suspended to consider the following motion due to the emergency nature of the situation, to advance the work being done by the Emergency Shelter Crisis Taskforce.***

**WHEREAS** Ottawa is one of the coldest winter capitals in the world;  
and

**WHEREAS** many Emergency Shelters in Ottawa are only able to provide overnight accommodations, requiring individuals to leave during the day; and

**WHEREAS** the City of Ottawa has an Extreme Heat, Cold and Smog Plan, that outlines when an emergency response may be initiated;  
and

**WHEREAS** there are multiple partners throughout the city who provide spaces for any individual seeking to stay warm or spend time throughout the day, including those experiencing homelessness; and

**WHEREAS** the City of Ottawa is facing unprecedented numbers of residents experiencing homelessness this winter, with those new to the shelter system having increased by 167% this year alone, including many unsheltered individuals who choose not to access shelters; and

**WHEREAS** there are many residents across Ottawa that are at risk of homelessness, who, would still benefit from access to warm spaces in the winter; and

**WHEREAS** those that may require safe, warm spaces overnight this winter are spread geographically across the city; and providing these services is an opportunity for unsheltered individuals to move safely inside, become stabilized, and access housing supports; and,

**WHEREAS** Section 4.2.3 the Official Plan permits shelters in all Urban Designations and zones; and,

**WHEREAS** Section 71 of the Zoning By-law permits land to be used for any use temporarily; and ,

**THEREFORE BE IT RESOLVED THAT** the City of Ottawa direct the General Manager, Community Social Services to work with the

**General Manager, Recreation, Cultural and Facility Services; in collaboration with the Medical Officer of Health, Ottawa Public Health and Director, Corporate Real Estate Office, create an internal City Working Group to develop a long-term strategy for overnight warming spaces and other related winter services; and**

**BE IT FURTHER RESOLVED that staff be directed to develop annual winter capital plans to identify locations for 24-hour warming spaces/respice centres and/or sites, and review available buildings, including City/agency-owned sites, Federal and Provincial-owned sites, private market spaces and/or community partner owned and/or operated spaces; and**

**BE IT FURTHER RESOLVED THAT that staff be directed to, as soon as possible, prepare a plan for expanding access to warm day-time spaces for the winter for those who are living unsheltered or at risk of homelessness, and leveraging the relationships with existing service partners and exploring new partnerships throughout the whole of the City for overnight spaces, and include plans for increasing capacity in the system prior to next winter 2024/25; and**

**BE IT FURTHER RESOLVED THAT these community-based warm spaces operate independent of the City of Ottawa's existing Extreme Heat, Cold and Smog Plan or emergency responses with an initial focus on urban core areas, and be flexible in their offerings and use of available space.**

**Carried**

20. Notices of Motion (for Consideration at Subsequent Meeting)

20.1 S. Plante - ByWard Market District Authority Board Appointments

Moved by S. Plante

Seconded by M. Sutcliffe

**WHEREAS on June 14, 2023, Council received an update on the ByWard Market District Authority Board and the public nomination process to be undertaken by the new Board, and**

**WHEREAS on October 23, 2023 the ByWard Market District Authority Board selected Rosemary Thompson and Suzanne Valiquet to serve on the Board for terms continuing until the 2025 annual general meeting; and**

**WHEREAS Council approval is required for these additional appointments to the Board;**

**THEREFORE BE IT RESOLVED that Council approve the appointment of Suzanne Valiquet and Rosemary Thompson to the ByWard Marked District Authority Board for a term ending at the close of the 2025 annual general meeting or until their successor is appointed or their resignation received.**

21. Motion to Introduce By-laws

21.1 Three Readings

Motion No. **2023 - 27-16**

Moved by G. Gower

Seconded by T. Kavanagh

**That the by-laws listed on the Agenda under Motion to Introduce By-laws, Three Readings, be read and passed.**

2023-478 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.

2023-479 A bylaw of the city of Ottawa to amend By-law No. 2003-499 respecting the designation of fire routes.

2023-480 A by-law to authorize the imposition of special charges on 3206 Vance St (the "benefitting property")

2023-481 A by-law to authorize the imposition of special charges on 29 Rideauview Terrace (the "benefitting property")

2023-482 A by-law to authorize the imposition of special charges on 327 St Andrew St (the "benefitting property")

2023-483 A by-law to authorize the imposition of special charges on 72 Laurel St (the "benefitting property")

2023-484 A by-law to authorize the imposition of special charges on 6 Banting Cres (the "benefitting property")

2023-485 A by-law to authorize the imposition of special charges on 82 Aylmer Ave (the "benefitting property")

2023-486 A by-law to authorize the imposition of special charges on 84 Knowlton Dr (the "benefitting property")

2023-487 A by-law of the City of Ottawa to amend By-law 2005-236 respecting department names and position titles

2023-488 A by-law of the City of Ottawa to amend By-law No. 2019-397, designating community safety zones throughout the City of Ottawa.



- 2023-489 A by-law of the City of Ottawa to amend By-law 2004-239 respecting a position title.
- 2023-490 A by-law to repeal By-law No. 2023-471 of the City of Ottawa.
- 2023-491 A by-law of the City of Ottawa to designate certain lands at chemin Elevation Road, chemin Expansion Road, place Promontory Place, rang Speckled Alder Row, cours Catsfoot Walk, and croissant Beebalm Crescent as being exempt from Part Lot Control.
- 2023-492 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Page Road, Scott Street).
- 2023-493 A by-law of the City of Ottawa to designate 439 Golden Avenue to be of cultural heritage value or interest.
- 2023-494 A by-law of the City of Ottawa to designate certain lands at bois Trumpeter Grove on Plan 4M-1663 as being exempt from Part Lot Control.
- 2023-495 A by-law of the City of Ottawa to amend By-law No. 2017-255 respecting department names and positions titles.
- 2023-496 A by-law of the City of Ottawa to appoint an Interim Treasurer for the City of Ottawa.
- 2023-497 A by-law of the City of Ottawa to amend Volume 2C and Annex 5 of the Official Plan for the City of Ottawa to increase maximum building heights to lands known municipally as 384 Arlington Avenue.
- 2023-498 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 384 Arlington Avenue.
- 2023-499 A by-law of the City of Ottawa to amend the Central and East and Downtown Core Secondary Plan of Volume 2A of the Official Plan for the City of Ottawa to increase maximum building heights and add a site-specific policy to lands known municipally as 283 and 285 McLeod Street.
- 2023-500 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 283 and 285 McLeod Street.
- 2023-501 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 68 Sweetland Avenue and 146, 154, 156, 160, and 168 Osgoode Street.
- 2023-502 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 110 York Street and 137 George Street.
- 2023-503 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 770 and 774 Bronson Avenue and 557 Cambridge Street South.

2023-504 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 5957 and 5969 Fernbank Road.

2023-505 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 970 and 974 Silver Street and 1271 and 1275 Shillington Avenue.

2023-506 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 300 Goulbourn Forced Road.

2023-507 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 253, 255, 257 York Street and 78 and 80 Nelson Street.

2023-508 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 3040 and 3044 Innes Road.

2023-509 A by-law of the City of Ottawa to amend Section 6.6.2.4. of Volume 1 of the Official Plan for the City of Ottawa to add Area-Specific Policies to the Lansdowne Special District.

2023-510 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 945 and 1015 Bank Street.

**Carried**

22. Confirmation By-law

Motion No. **2023 - 27-17**

Moved by G. Gower

Seconded by T. Kavanagh

**That the following by-law be read and passed:**

**To confirm the proceedings of the Council meeting of November 22, 2023.**

**Carried**

23. Inquiries

23.1 M. Luloff - Does the City have a 15-year Land Supply to Meet Housing Targets?

Given Ontario's Minister of Municipal Affairs and Housing announced on November 2, 2023, the reversal of the province's changes to Ottawa's official plan, and recognizing that plenty has changed since the plan was adopted last term by council – for example suggestions regarding higher population growth and increased immigration targets – does the General Manager of Planning, Real Estate and Economic Development believe the city has a 15-year land supply to meet or exceed our housing targets?

23.2 R. Brockington - Reasonable and Affordable Cost Structure for Traffic Calming Measures

Recently, while meeting with reps from one of Ottawa's main development companies, I was informed they can construct and build speed bumps within their new subdivisions at a cost of approx. \$4,500 each.

This year, the one speed bump I was able to install on Trent Street was funded via my annual traffic calming budget and cost approx. \$16,000.

Why are permanent traffic calming features, in this case, speed bumps, so expensive via a City procurement and how can the City work with contractors on a more reasonable and affordable cost structure?

24. Adjournment

Motion No. **2023 - 27-18**

Moved by G. Gower

Seconded by T. Kavanagh

**That the proceedings of the City Council meeting of November 22, 2023 be adjourned.**

**Carried**

The meeting was adjourned at 12:37 pm.

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City Clerk

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Mayor