



Finance and Corporate Services Committee

Minutes

Meeting #: 8
Date: October 3, 2023
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Mayor Mark Sutcliffe, Vice-Chair: Councillor Catherine Kitts, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Glen Gower, Councillor Tim Tierney, Councillor Rawlson King, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor George Darouze

1. Notices and meeting information for meeting participants and the public
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 and public speakers; notices regarding minutes; and remote participation details.
Accessible formats and communication supports are available, upon request.
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on October 11, 2023, in Finance and Corporate Services Committee Report 8.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Friday, September 29, 2023, and the deadline to register to speak by email is 8:30 am on Tuesday, October 3, 2023.

These “Summary Minutes” indicate 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 full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 FCSC Minutes 7 – September 5, 2023

Carried

4. Finance and Corporate Services Department

4.1 Uncollectible Taxes Under Section 354 of the Municipal Act, 2001

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

Report recommendation

That the Finance and Corporate Services Committee recommend that Council approve taxes totalling \$75,822 be written-off from the tax roll in accordance with the provisions of Section 354 of the *Municipal Act, 2001*, plus any related interest and fees for the properties listed on Document 1. The City has budget allocated for these write-offs in the tax remissions account.

Carried

4.2 Municipal Price Index Feasibility Review

File No. ACS2023-FCS-FSP-0015 - City-wide

Mr. Cyril Rogers, Interim General Manager and Chief Financial Officer, Finance and Corporate Services Department responded to questions.

After discussion, the Committee RECEIVED this item as presented.

Report Recommendation

That the Finance and Corporate Services Committee recommend that Council receive this report for information.

Received

5. Legal Services

5.1 Comprehensive Legal Services Report for the Period January 1 to June 30, 2023

File No. ACS2023-CMR-OCM-0008 – City-wide

Mr. David White, City Clerk & Solicitor, Office of the City Clerk responded to questions.

After discussion, the Committee RECEIVED this item as presented.

Report Recommendation

That the Finance and Corporate Services Committee recommend that Council receive this report for information.

Received

6. Office of the City Clerk

6.1 Status Update – Finance and Corporate Services Committee Inquiries and Motions for the period ending 21 September, 2023

File No. ACS2023-OCC-CCS-0117 - City-wide

Report recommendation

That the Finance and Corporate Services Committee receive this report for information.

Received

7. Planning, Real Estate and Economic Development Department

7.1 Request to Waive Leasing Policy for LRT Retail Spaces

File No. ACS2023-PRE-CRO-0024 – City-wide

Mr. Peter Radke, Director, Corporate Real Estate Office, Planning, Real Estate & Economic Development Department responded to questions.

After discussion, the Committee CARRIED with Councillor S. Menard dissenting.

Report Recommendations

That the Finance and Corporate Services Committee recommends that City Council:

1. **Waive the section of the City’s Leasing Policy that that requires public notice of City leasable space; and**
2. **Delegate Authority to the Director, Corporate Real Estate Office, to enter into, conclude, execute, amend, and implement on behalf of the City, an Agreement for the Happy Goat Coffee Company to have a first right of refusal for five future commercial/retail spaces to be located within the Stage 2 O-Train stations, as outlined further in this report.**

Carried

7.2 Delegation of Authority – Acquisition and Sale of Land and Property – 1 January 2023 to 30 June 2023

File No. ACS2023-PRE-CRO-0023 - City-wide

Committee heard from the following public delegation:

- Cheryl Parrott*

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

Mr. Peter Radke, Director, Corporate Real Estate Office, Planning, Real Estate & Economic Development Department responded to questions.

At the conclusion of questions to the delegation and to staff, and following Committee discussion, the report recommendations were then put before Committee and were RECEIVED as presented.

Report Recommendation

That the Finance and Corporate Services Committee receive this report for information.

Received

8. In Camera Items

There were no *in camera* items.

9. Information Previously Distributed

9.1 Economic Development Update – Q2 2023

File No. ACS2023-PRE-EDP-0033

10. Notices of Motions (For Consideration at Subsequent Meeting)

10.1 Councillor M. Luloff – Right of Way Land Exchange – 1015 Tweddle Road

Moved by M. Luloff

WHEREAS staff at the pre-application consultation for Official Plan Amendment and rezoning applications submitted by the owner (1009 Trim Road Inc) to provide for the construction of a multi tower high density high profile residential project with ground floor commercial uses at 1015 Tweddle Road (previously known as 1009 Trim Road) suggested that key urban design objectives for development within areas in proximity to Transit could be advanced by having the Jeanne d’Arc Boulevard North Right of Way (“ROW”) narrowed to normalize the ROW and allow for the proposed development to have a stronger street presence along Jeanne d’Arc Boulevard North (“Jeanne d’Arc”); and

WHEREAS the Owner had developed a conceptual development plan as part of the rezoning application process that included the redundant ROW as part of the development lands and that in part

served as the basis for defining the Official Plan (“OP”) policies approved by Council; and

WHEREAS the Official Plan and zoning changes requested by the Owner and approved by City Council are now in full force and effect to allow for the proposed development that City staff have confirmed is consistent with the OP directions for the site; and

WHEREAS the approved Official Plan, which includes a secondary plan for the Orléans Corridor (that also applies to the subject site), includes policy directions for development of the site with four high rise primarily residential buildings that will provide affordable housing; that will define and provide a dynamic public realm including a public plaza area (Privately Owned Public Space, “POPS”) on site that is seamlessly integrated with the overall public realm plan for the area as set out in the secondary plan and provide for orienting development to provide a strong animated street edge along Jeanne d’Arc; and that provides for enhancing the Greenspace Destination at Petrie Island that includes pursuing opportunities with adjacent landowners for enhancing public access opportunities of natural areas for public enjoyment, and for enhancing Tweddle to improve the connection to Petrie Island for pedestrians and cyclists from Jeanne d’Arc; and

WHEREAS that approved zoning includes a holding provision providing for a site plan to be developed and approved that is consistent with the directions of the Official Plan including the secondary plan for development of the site as reflected by the concept plan developed for the rezoning; and

WHEREAS the Holding Provision also contemplates the Owner securing that portion of the Jeanne d’Arc ROW adjacent to the site that is not required for the functioning of Jeanne d’Arc as a public road to assist in achieving the OP objectives to provide a strong animated street edge along Jeanne d’Arc; and

WHEREAS the City’s Real Estate Group within the Department of Planning, Infrastructure and Economic Development has confirmed that the redundant Jeanne d’Arc ROW adjacent to 1015 Tweddle can be deemed surplus to city needs and be developed with the site once an encumbrance on the ROW to support the Stage 2 LRT project is lifted; and

WHEREAS the proposed development of 1015 Tweddle as identified on the conceptual site plan that the owner now wishes to finalize as a formal site plan for the site advances all the key objectives of the City as expressed in the OP including having the project provide units to be developed as affordable units as defined by CMHC to meet CMHC Financing that would serve to advance the OP objectives for having affordable housing provided as part of major developments around LRT stations; and

WHEREAS the owner has also improved the natural area of the site north of the development lands and plans further works to naturalize these lands for possible public access to contribute to enhancing the Greenspace Destination designation in the new Official Plan for the area around and including Petrie Island; and

WHEREAS the owner of 1015 Tweddle wishes to convey to the City the area of the site that has been enhanced as a natural area that is located between the development lands and the Petrie Island PSW; and

WHEREAS the Owner also wishes to convey the area of 1015 Tweddle that is adjacent to Tweddle to allow for the City to enhance the pedestrian and cycling connection along Tweddle to Petrie Island; and

WHEREAS the Owner has proposed that the conveyance of the naturalized lands and lands along Tweddle be through a land exchange where the City would convey to the Owner the redundant Jeanne d'Arc ROW to allow the development of 1015 Tweddle to incorporate this redundant ROW into the development site; and

WHEREAS this land exchange will benefit both the City and public by providing for enhancements and improved connections to the Petrie Island Greenspace destination consistent with directions of the OP and by providing for lands that will allow the owner to develop the 1015 Tweddle site consistent with the directions of the OP for development to embrace and provide for a strong pedestrian focused public realm for the project both along Jeanne d'Arc and with the POPS to advance the urban design objectives for development within the Trim LRT Station PMTSA identified in the new Official (as was suggested by staff at the OPA/Rezoning pre-application consultation); and

WHEREAS staff have acknowledged that there may be potential value for the City to acquire some lands from the Owner as the owner has proposed, staff have not confirmed that this could be achieved through a land transfer but rather have confirmed only that staff under delegated approval given them to dispose of surplus lands could support conveying the redundant ROW to the owner of 1015 Tweddle (1009 Trim Road Inc.) once to the current encumbrance on the ROW to the Stage 2 LRT project has been lifted through a purchase agreement where the owner would acquire the redundant Jeanne d'Arc ROW at market value which has been determined by the City based on a preliminary appraisal in 2020 to be \$480,000; and

WHEREAS this redundant ROW has not been used for any works associated with the Stage 2 LRT which is approaching completion and as staff have previously confirmed, is not deemed to be required for the functioning of Jeanne d'Arc; and

WHEREAS the land on its own has no development potential that would warrant an appraised value as has been determined by staff; and

WHEREAS the owner can develop the site at the density proposed with four residential towers without the redundant Jeanne d'Arc ROW; and

WHEREAS such a development would represent a missed opportunity to advance key policy objectives of the new OP including how the project will contribute to defining the public realm especially along Jeanne d'Arc, compromise the ability to have the POPS to be provided on site being a seamless element of the overall public realm in the Trim PMTSA, and would also compromise the ability of the owner to include the proposed affordable housing in the project due to increased soft costs to significantly modify plans and construction costs to provide an additional level of below grade parking; and

WHEREAS to move forward with a land exchange as proposed by the owner of 1015 Tweddle where the owner has and will be undertaking additional improvements to the land that the owner is prepared to provide to the City through a land exchange requires that Council give approval to the proposed land exchange; and

WHEREAS the proposed land exchange will advance the following key city building objectives through the proposed development of 1015 Tweddle Road and that, as noted are consistent with overarching directions in the new Official Plan (including the Orléans Corridor Secondary Plan):

Providing for an improved street relationship for the development at 1015 Tweddle with Jeanne d'Arc consistent with good design principles for achieving compact street-oriented development to enhance the public realm and pedestrian focus of streets within transit station areas and for having the on-site POPS developed as a seamless element of the area's public realm; and

Providing for an enhanced natural area adjacent to a significant provincial wetland (PSW) located on the site and that would provide for public access and enhanced enjoyment by the public of the natural environment for the Greenspace designation applying to the Petrie Island area;

Provide for improving Tweddle for pedestrians and cyclists between Jeanne d'Arc and Petrie Island

Allowing for the provision of affordable units

THEREFORE BE IT RESOLVED that Finance and Corporate Services Committee recommend that Council direct the General Manager of Planning, Infrastructure and Economic Development, contingent upon the conclusion of the process to have that area of the Jeanne d'Arc ROW adjacent to 1015 Tweddle that has been identified as being redundant (as shown on the attached sketch, and held on file with the City Clerk) declared surplus and being closed, entering into an agreement with the owner of 1009 Trim to convey the redundant Jeanne d'Arc ROW adjacent to 1015 Tweddle Road to become part of 1015 Tweddle to allow for it to be developed as part of the project once the LRT encumbrance is lifted in exchange for the Owner conveying to the City the following:

The area of the site not required for development and that will be naturalized and improved (also shown on the attached sketch plan) to provide for public access in accordance with a plan that will be prepared by the owner as part of the site plan for the proposed development for approval by the City and that will implemented by the owner at the owners cost as part of the 1015 Tweddle development, and

The area of the site along the east side of Tweddle Road to provide

**for the City to improve Tweddle Road for pedestrians and cyclists
between Jeanne d’Arc and Petrie Island.**

11. Inquiries

There were no Inquiries.

12. Other Business

There was no other business.

13. Adjournment

Next Meeting

November 7, 2023

The meeting adjourned at 10:15 am.

Original signed by M. Aston,
Committee Coordinator

Original signed by Mayor M.
Sutcliffe, Chair