



Ottawa City Council

Minutes

Meeting #: 29

Date: January 24, 2024

Time: 1 pm

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

1. Call to order

The Council of the City of Ottawa met at Andrew S. Haydon Hall, 110 Laurier Avenue West, Ottawa, on Wednesday, 24 January 2024 beginning at 1:00 p.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.

2. Indigenous Territorial Welcome

Knowledge Keeper Monique Manatch delivered an Indigenous Territorial Welcome at the first City Council meeting of 2024.

2.1 Moment of reflection

Mayor Sutcliffe led Council in a moment of reflection.

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. National Anthem

The National Anthem was performed by Savannah Philpot.

The Mayor provided opening remarks for the first meeting of 2024.

5. Roll Call

All Members of Council were present.

6. Confirmation of Minutes

6.1 Minutes of the Council meeting of 6 December 2023

Carried

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

7.1 Councillor L. Johnson

In accordance with Sections 5, 5.1, and 6 of the Municipal Conflict of Interest Act, R.S.O. 1990, as amended:

I, Councillor Laine Johnson, declare a potential, deemed indirect pecuniary interest on the following items on the Council Agenda of January 24, 2024

1. Item 14.6 (Application to alter 29 Russell Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Russell Avenue-Range Road Heritage Conservation District)

2. Item 15.1.2 (Zoning By-law Amendment – 29 Russell Avenue)

As my spouse has a financial relationship with the owners of the properties.

8. Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

9. Other communications received

9.1 Petition

- Petition received containing the signatures of 40 individuals requesting Ottawa City Council review the safety of Campeau Drive between March Road and Terry Fox Drive.

9.2 Submission

- Electronic Petition submission received containing the signatures of 221 individuals requesting Ottawa City Council Review the By-law pertaining to the dyke and pumping station located at the Cranberry Creek municipal drain.

10. Regrets

No regrets were filed.

11. Motion to Introduce Reports

Motion No. **2024 - 29-01**

Moved by R. Brockington

Seconded by J. Bradley

That the Built Heritage Report 10; Planning and Housing Committee Reports 18A and 20; 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 December 6, 2023” be received and considered.

Carried

12. Built Heritage Committee Report 10

12.1 Application to alter 359 Kent Street, 436 and 444 MacLaren Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File No. ACS2023-PRE-RHU-0047 – Somerset (Ward 14)

Committee recommendations, as amended

That Council:

1. **Approve the application to alter 359 Kent Street and 436 and 444 MacLaren Street according to plans prepared by Hobin**

Architecture Incorporated, dated July 28, 2023, conditional upon:

- a. The approval of the associated Official Plan Amendment and Zoning By-law Amendment applications (ACS2023-PRE-PS-0123) and the approval of the associated Site Plan Control application.
 - b. The applicant providing financial securities through a Letter of Credit to ensure the protection, conservation, and restoration of the building at 359 Kent Street prior to the issuance of a building or demolition permit related to the deconstruction.
 - c. Issuance of a heritage permit under the Ontario Heritage Act through the delegated authority heritage permit process for the final design of the tower portion of the proposal.
 - d. The implementation of the conservation measures identified in the Conservation Plan attached as Document 10, which will be monitored through ongoing reports submitted by the applicant in consultation with their heritage consultant to the satisfaction of Heritage Planning Staff, commencing prior to the issuance of a building or demolition permit related to the deconstruction of the building at 359 Kent Street.
 - e. The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.
 - f. The applicant providing a Documentation and Salvage Plan to the satisfaction of staff in Heritage Planning that describes the documentation process for the building and identifies opportunities for the retention of existing building material where possible.
2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;
 3. Approve the issuance of a heritage permit with an expiry date of two years from the date of the required Site Plan Agreement

approval, but no later than 7 years from the date of issuance unless otherwise extended by Council.

Carried

12.2 Application to alter 125 Lakeway Drive, a property designated under Part V of the Ontario Heritage Act, located in the Rockcliffe Park Heritage Conservation District

File No. ACS2024-PRE-RHU-0016 - Rideau-Rockcliffe (Ward 13)

Committee recommendations

That Council:

1. **Approve the application to alter 125 Lakeway Drive according to plans prepared by André Godin Design, submitted October 18, 2023 and the landscape plan prepared by John K. Szczepaniak dated February 1, 2023 conditional upon:**
 - a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
 - b. **The applicant submitting a final landscape plan for approval by heritage staff prior to the issuance of the building permit;**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

12.3 Application to alter 149 King George Street, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0019 - Rideau-Rockcliffe (Ward 13)

Committee recommendations

That Council:

1. **Approve the application to alter 149 King George Street, according to plans submitted by Evolution Design Drafting dated October 20, 2023, conditional upon:**
 - a. **The approval of the related Planning Act applications;**
2. **Direct staff to prepare an amendment to the designation by-law (2020-345) to reflect the current heritage value of the former Overbrook Public School.**
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 permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

12.4 Designation of 415 Kenwood Avenue under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0004 - Kitchissippi (Ward 15)

Committee recommendation

That Council issue a Notice of Intention to Designate 415 Kenwood Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

12.5 Designation of Bible House at 315 Lisgar Street under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0014 - Somerset (Ward 14)

Committee recommendation

That Council issue a Notice of Intention to Designate 315 Lisgar Street, the Bible House, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried as amended

Motion No. **2024 - 29-02**

Moved by A. Troster

Seconded by R. King

WHEREAS the report titled **Designation of Bible House at 315 Lisgar Street under Part IV of the *Ontario Heritage Act* was Carried at Built Heritage Committee on January 16 2024; and**

WHEREAS members of Built Heritage Committee suggested additional attributes be included in the Statement of Cultural Heritage Value; and

WHEREAS the inclusion of the additional heritage attributes strengthens the report seeking to designate this property under Part IV of the *Ontario Heritage Act*

THEREFORE BE IT RESOLVED that document 5 in report ACS2024-PRE-RHU-0014 be replaced with the amended document 5 version attached

Carried

- 12.6 Designation of Southminster United Church at 1040 Bank Street under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0015 - Capital (Ward 17)

Committee recommendation

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

Carried

- 12.7 Designation of former W.C. Edwards and Company building, 290 City Centre Avenue, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0002 - Somerset (Ward 14)

Committee recommendation

That Council issue a Notice of Intention to Designate the former W.C. Edwards and Company building, 290 City Centre Avenue, under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5.

Carried

- 12.8 Designation of the Westboro Masonic Temple at 430 Churchill Avenue North under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0022 - Kitchissippi (Ward 15)

Committee recommendation

That Council issue a Notice of Intention to Designate 430 Churchill Avenue North – the Westboro Masonic Temple – under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

13. Planning and Housing Committee Report 18A

- 13.1 Official Plan Amendment and Zoning By-law Amendment – 359 Kent Street, 436 and 444 MacLaren Street

ACS2023-PRE-PS-0123 - Somerset (14)

Committee recommendation(s)

That Council approve:

- a. **an amendment to the Official Plan for 436 and 444 MacLaren Street and 359 Kent Street to permit a Landmark Building of 27 storeys with a privately-owned public space as detailed in Document 2; and**
- b. **an amendment to Zoning By-law 2008-250 for 436 and 444 MacLaren Street and 359 Kent Street to rezone the site from Residential Fourth Density (R4) to General Mixed Use (GM) to permit a 27-storey Landmark Building with site-specific provisions and a Holding Symbol, as detailed in Documents 3 and 4.**

Carried as amended

Motion No. **2024 - 29-03**

Moved by A. Troster

Seconded by J. Leiper

WHEREAS Report ACS2023-PRE-PS-0123 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a Landmark Building of 27 storeys with a privately-owned public space at 359 Kent Street, 436 MacLaren Street, and 444 MacLaren Street; and

WHEREAS Report Recommendation 1.b. unintentionally omitted reference to the proposed urban exception and proposed schedule from the Details of Recommended Zoning; and

WHEREAS the Details of Recommended Zoning in Document 3 seek to add an urban exception to Section 239 of the Zoning By-law; and

WHEREAS the date of Council’s approval of this by-law would be January 24, 2024;

THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 18A, Item 1: Official Plan Amendment and Zoning By-law Amendment – 359 Kent Street, 436 and 444 MacLaren Street by:

1. Replacing Recommendation b) with the text:

“b) an amendment to the Zoning By-law (By-law No. 2008-250) for 359 Kent Street, 436 and 444 MacLaren Street, as shown in Document 1, as detailed in Document 3 and Document 4.”

; and

2. Replacing the text “Section 349” in Document 3, Section 3 with the text “Section 239”; and

3. Replacing the text “as” in Document 3, Section 3.c. with the text “add”; and

4. Replacing the text “as of the date of Council approval” in Document 3, Section 3.c., Bullet 16 with the text “as of January 24, 2024”; and

5. Replacing the text “as of the date of Council approval” in Document 3, Section 3.c., Bullet 18 with the text “as of January 24, 2024”; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Carried

14. Planning and Housing Committee Report 20

14.1 Motion - Memorandum of Understanding with Katasa Group

ACS2023-OCC-CCS-0156 - Capital (17)

Committee recommendation(s)

That City Council authorize the City of Ottawa to enter into a Memorandum of Understanding (MOU) with Katasa Group for the purposes of realizing the following two voluntary contributions:

1. **\$100,000 for the Ward 17 traffic calming budget; and,**
2. **\$200,000 for affordable housing in Ward 17. The use of these funds is under the discretion of the General Manager of Community and Social Services (in consultation with the Ward Councillor)**

Motion No. **2024 - 29-04**

Moved by D. Hill

Seconded by M. Luloff

That the Committee recommendation re: Memorandum of Understanding with Katasa group be deferred to a future meeting of Council for consideration after a voluntary contribution policy has been implemented

For (11): M. Luloff, L. Dudas, D. Hill, C. Kelly, T. Tierney, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

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

Lost (11 to 14)

Motion No. **2024 - 29-05**

Moved by M. Carr

Seconded by C. Kitts

WHEREAS a number of formats for community benefits agreements have been used by the City of Ottawa over the last several years in the case of voluntary donations and other community benefits, including “social contracts” developed for Heron Gate development and subsequently for Manor Park Estates development; and

WHEREAS voluntary contributions have been advanced by Ward Councillors and staff for other developments despite the absence of a policy framework governing such contributions; and,

WHEREAS interpretations from the Integrity Commissioner to Councillors have indicated that the provision of voluntary donations for community benefits is a policy matter; and

WHEREAS the City of Ottawa’s existing Donations to the City for Community Benefit Policy does not specifically address such developer contributions or provide guidance to Members of Council; and

WHEREAS other municipalities, including Toronto have established a policy to provide a framework for voluntary donations for community benefits;

THEREFORE BE IT RESOLVED that an updated policy framework for voluntary donations for community benefits be developed in order to ensure consistency of approach and application, to improve transparency, with a prescribed delegated of authority for the allocation of resources and that the policy include a toolkit and scripts to help bring uniformity and clarity to these discussions for all parties; and

BE IT FURTHER RESOLVED that public consultation including the development industry and the Minister of Municipal Affairs and Housing be included and that this policy be presented as part of mid-term governance report for Council's consideration.

Carried

The Curry/Plante Motion (Motion 2024-29-06) was divided for voting purposes.

Motion No. **2024 - 29-06**

Moved by C. Curry

Seconded by S. Plante

BE IT RESOLVED that the Committee recommendation be amended to provide for the voluntary contributions received through the MOU with Katasa Group to be allocated as follows:

1. \$100,000 for City-wide traffic calming for allocation under the discretion of the General Manager of Public Works

For (14): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, C. Kelly, L. Johnson, T. Tierney, R. King, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, and A. Hubley

Against (11): D. Hill, G. Gower, T. Kavanagh, S. Devine, J. Bradley, S. Plante, A. Troster, J. Leiper, R. Brockington, S. Menard, and W. Lo

Carried (14 to 11)

2. \$200,000 for City-wide affordable housing under the discretion of the General Manager of Community and Social Services.

BE IT FURTHER RESOLVED that until such time as Council considers a new Policy Framework for voluntary contributions through the Mid-Term governance report, any future voluntary donation agreements with developers that may come forward be allocated on a City-wide basis under delegated authority of the respective General Manager.

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

Against (7): D. Hill, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, A. Troster, and R. Brockington

Carried (18 to 7)

The item was Carried as amended by the following vote:

For (15): M. Sutcliffe, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, and C. Kitts

Against (10): M. Luloff, L. Dudas, D. Hill, C. Curry, T. Tierney, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Carried (15 to 10)

14.2 Zoning By-law Amendment – 1592 Tenth Line Road

ACS2024-PRE-PS-0033 - Orléans East-Cumberland (1)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 1592 Tenth Line Road, as shown in Document 1, to permit the development of two, low-rise apartment dwellings, as detailed in Document 2.

Carried

14.3 Zoning By-Law Amendment – 225 Cope Drive and 166 Shelleright Street

ACS2024-PRE-PSX-0001 - Kanata South (23)

Carried with Councillor T. Kavanagh dissenting.

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 225 Cope Drive, as shown in Document 1, to permit a rear yard setback of six metres for detached dwellings, as detailed in Document 2.

Carried

14.4 Zoning By-Law Amendment - 3750 North Bowesville Road

ACS2024-PRE-PS-0001 - River (16)

The item was Carried as amended with Councillor R. Brockington dissenting.

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 3750 North Bowesville Road as shown in Document 1, from GM F(1.0) H(44) zone to GM [XXXX] SYYY zone, as detailed in Document 3, to allow two 14-storey towers in a residential building.

Carried as amended

Motion No. **2024 - 29-07**

Moved by R. Brockington

Seconded by J. Leiper

WHEREAS Report ACS2024-PRE-PS-0001 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit two 14-storey towers in a residential building at 3750 North Bowesville Road; and

WHEREAS Report Recommendation 1 unintentionally omitted reference to the Zoning Schedule in Document 2; and

WHEREAS the Details of Recommended Zoning in Document 3 unintentionally omitted a provision to add the proposed Zoning Schedule to Part 17 of the Zoning By-law;

THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 20, Item 5: Zoning By-law Amendment – 3750 North Bowesville Road by:

1. Replacing the Committee Recommendation with the text:

“That Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 3750 North Bowesville Road, as shown in Document 1, as detailed in Document 2 and Document 3.”; and

2. Adding the following text as Section 3 of Document 3 – Details of Recommended Zoning:

“3. Add Document 2 to Part 17 of the Zoning By-law as Schedule YYY.”; and

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

Carried

14.5 Waiver of Demolition Control – 185 Montreal Road

ACS2024-OCC-CCS-0003 - Rideau Vanier (12)

Committee recommendation(s)

That Council approve demolition control for the existing buildings on the property subject to the following conditions:

- 1. That the property Owner pay PRED \$5,339.42 (includes \$1,028.00 Legal Fee + HST) which is the fee associated with a demolition control application.**
- 2. That until the time of the construction of the first replacement building, the registered Owner shall landscape the property to the satisfaction of the General Manager of Planning, Real Estate and Economic Development. The registered Owner shall prohibit the use of the property for other interim uses and maintain the property in accordance with the Property Standards By-law;**
- 3. The landscaping shall include permanent, transparent fencing prohibiting access to the property, as well as soft landscaping along the entire frontage to a depth of 4 metres, which may include grass, and low shrubs. The remainder of the property may be granular or wildflower seed mix;**
- 4. The Owner shall pay fifty percent securities to the City for the value of landscaping the property, with the securities to be released once these works are completed;**
- 5. The registered Owner shall enter into an Agreement with the City of Ottawa to include the foregoing conditions and pay all**

costs associated with the registration of said Agreement. At such time as a building permit is issued to redevelop the site and the replacement building is in place, the Agreement will become null and void and will be released upon request of the Owner. The Owner shall pay all costs associated with the release of the agreement;

- 6. The registered Owner agrees that a demolition permit will not be issued and the buildings cannot be demolished until such time that the Agreement referenced herein has been executed and registered on title;**
- 7. This approval is considered null and void if the Agreement is not executed within six months of Council's approval.**

Carried

14.6 Application to alter 29 Russell Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Russell Avenue-Range Road Heritage Conservation District

ACS2024-PRE-RHU-0018 - Rideau-Vanier (12)

L. Johnson declared a conflict on this item. (1. ; ;Item 14.6 (Application to alter 29 Russell Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Russell Avenue-Range Road Heritage Conservation District)

2. ; ;Item 15.1.2 (Zoning By-law Amendment – 29 Russell Avenue) As my spouse has a financial relationship with the owners of the properties)

Councillor L. Johnson did not participate in discussion or vote on item 14.6.

Built Heritage Committee and Planning and Housing Committee recommendation(s), as amended

That Council:

- 1. Approve the application to 29 Russell Avenue according to plans prepared by Woodman Architect & Associates, dated July 28, 2023 and the landscape plan prepared by James Lennox dated August 2, 2023 conditional upon:**

- a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

15. Bulk Consent Agenda

15.1 Planning and Housing Committee Report 20

15.1.1 Zoning By-law Amendment – Part of 2666 Tenth Line Road

ACS2024-PRE-PS-0018 - Orléans South-Navan (19)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for part of 2666 Tenth Line Road, as shown in Document 1, to permit the development of an elementary school, as detailed in Document 2.

Carried

15.1.2 Zoning By-law Amendment – 29 Russell Avenue

ACS2024-PRE-PS-0034 - Rideau-Vanier (12)

L. Johnson declared a conflict on this item. (2. ; ;Item 15.1.2 (Zoning By-law Amendment – 29 Russell Avenue)

As my spouse has a financial relationship with the owners of the properties)

Councillor L. Johnson did not participate in discussion or vote on item 15.1.2

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 29 Russell Avenue, as shown in Document 1, and detailed in Document 2, to permit a three-storey residential addition to the rear of the existing heritage building.

Carried

15.2 City Clerk – Summary of Oral and Written Public Submissions

15.2.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of December 6, 2023

ACS2024-OCC-CCS-0004 - Citywide

Report Recommendation

That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of December 6, 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 Document 1.

Carried

16. In Camera Items

There were no *in camera* items.

17. Motion to Adopt Reports

Motion No. **2024 - 29-08**

Moved by R. Brockington

Seconded by J. Bradley

That the Built Heritage Report 10; Planning and Housing Committee Reports 18A and 20; 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 December 6, 2023” be received and adopted as amended.

Carried

18. Motions of Which Notice Has Been Previously Given

18.1 Ottawa International Airport Authority Tree Planting

Note: The Brockington/Bradley Motion of which Notice was previously given at the 6 December, 2023, City Council meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.

Carried with Councillors M. Luloff, L. Dudas and C. Curry dissenting.

Motion No. **2024 - 29-09**

Moved by R. Brockington

Seconded by J. Bradley

WHEREAS, the Ottawa International Airport Authority (The Authority), under agreement with Transport Canada, has the authority to make decisions with lands abutting the airport, including those along Hunt Club Road,

WHEREAS, the Authority sanctioned the removal of 10 acres of red pine plantation trees located at 400-440 Hunt Club Road (south-side), between Otto's BMW and Lowe's Martin, in November 2023,

Whereas the trees provided many environmental benefits including carbon dioxide sequestration, food and habitat for birds and small animals, and a place for humans to enjoy and improve their mental and physical health,

WHEREAS, there was great public outcry against the proposal to remove these trees, including a petition of 22,000 names, frequent protests, outreach to elected officials and formal Council motion to discuss the matter between the Mayor, local Councillors and Chair of Planning and Housing, as well as OIAA Board officials,

WHEREAS, the Authority should commit to offsetting the lost trees, by replanting a similar quantity,

THEREFORE, BE IT RESOLVED that the Mayor write to the President and CEO of the Ottawa International Airport Authority, as well as the Chair of the Board, to convey Council's request for the Authority to

replant an equivalent number of trees in Ottawa, by partnering with an organization(s) that specialize in tree planting.

Carried

19. Motions Requiring Suspension of the Rules of Procedure

19.1 Demolition Control – 140 St. Paul Street

Motion No. **2024 - 29-10**

Moved by S. Plante

Seconded by R. King

That the Rules of Procedure be suspended to consider the following Motion, in order that in absence of the property owner the City of Ottawa may address these issues as soon as possible.

WHEREAS the building on the parcel of land known as 140 St. Paul Street is owned by 13739104 Canada INC; and

WHEREAS the building is currently vacant following a fire on January 31st 2014; and;

WHEREAS two additional fires happened in 2023; and

WHEREAS a qualified engineer with Ainley Group performed a Close-Up Inspection of 140 St. Paul Street and submitted a report to the City of Ottawa which identified the building as uninhabitable, a risk to adjacent structures, and the public, and

WHEREAS the report has recommended immediate demolition, and

WHEREAS the residential use building is subject to the Demo Control, which is an application process that can take up to 98 days for a decision plus post-approval requirements; and

WHEREAS, given the unique circumstances, waiving demolition control will permit the site to be made safe for the public; and

WHEREAS, by waiving demolition control approval, the City will not receive \$5,339.42 (includes \$1,028.00 Legal Fee + HST) which is the fee associated with a demolition control application;

THEREFORE BE IT RESOLVED that Council waive demolition control approval, and allow the Owners to proceed directly to seeking a

demolition permit for the safe removal of the building at 140 St. Paul Street.

Carried

19.2 Brownfield Redevelopment Community Improvement Plan

Motion No. **2024 - 29-11**

Moved by G. Gower

Seconded by M. Sutcliffe

That the Rules of Procedure be suspended to consider the following Motion in order to provide clarity on the path forward for the Brownfields CIP, including existing applications and to give staff sufficient time to prepare the necessary reports.

WHEREAS it is anticipated that staff will bring forward reports to the Finance and Corporate Services Committee and Council in April, 2024, to implement the Affordable Housing CIP and the other changes to the City's Community Improvement Plans approved by Council on November 22, 2023, through the City of Ottawa Community Improvement Plan Program Review report; and

WHEREAS it would be appropriate for clarification on Brownfields CIP program to be provided at the same time as the Affordable Housing CIP to help ensure alignment of reporting and implementation;

THEREFORE BE IT RESOLVED that the following Motion be tabled and referred to Finance and Corporate Services Committee for consideration at its meeting of April 2, 2024:

WHEREAS Council paused the Brownfields CIP program on December 14, 2022, until such time as a review was undertaken to be considered by Council; and

WHEREAS Council considered proposed changes to the Brownfields and other CIP Programs on November 22, 2023; and

WHEREAS during deliberations, recommendation 7 which would have made changes to the Brownfields CIP, as outlined in the staff report, was not approved by Council; and

WHEREAS the approval of Recommendation 3 and non-approval of Recommendation 7 also results in a \$5 million cap where there is a stacking of applications under two or more community improvement plans, including Brownfields community improvement plans, but no cap where the application is only under the Brownfields community improvement plan; and

WHEREAS Recommendation 8, as amended, directed staff to bring forward the seven complete applications that were received prior to the pause, under the program as it was in place when they applied was ultimately not approved by Council; and

WHEREAS recommendation 9, which directed staff to amend the Brownfields repayment provisions as detailed in the staff report, was approved by Council; and,

WHEREAS this split approval has introduced some operational complexity and there is a need for clarity to be provided;

THEREFORE BE IT RESOLVED that the 2015 Brownfields Redevelopment Community Improvement Plan program be amended to include the following changes:

- The repayment be based on 75% of Property Tax Uplift for applications that qualify under the Affordable Housing CIP or up to 100% if both affordable and in a PMTSA to encourage faster development near transit;
- The repayment be based on 50% of Property Tax Uplift for applications that include housing, but do not qualify for the Affordable Housing CIP;
- Projects without a housing component are not eligible;
- The maximum eligible grant for a standalone Brownfield Redevelopment CIP application be capped at \$3 million;
- The maximum eligible grant for a Brownfield Redevelopment CIP application stacked with any other CIP program, with the exception of the Affordable Housing CIP, be capped at \$5 million;
- Eliminate repayment of non-remediation related costs (including building demolition, feasibility studies, upgrades to onsite infrastructure as detailed in the report);
- Eliminate the municipal leadership strategy program;
- A 20-year limit on the repayment of eligible costs;
- Any funding approval will become null and void if a building permit is not issued within 18 months post Council approval of the brownfields application.

BE IT FURTHER RESOLVED that the seven deemed complete applications as described in the City of Ottawa Community Improvement Plan Program Report be considered by Finance and Corporate Services Committee and Council under the rules and criteria prior to the program pause in December 2022;

BE IT FURTHER RESOLVED that staff be directed to bring forward the seven deemed complete applications for Committee and Council consideration at the same Finance and Corporate Services Committee meeting.

Carried

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

20.1 Social and Economic Prosperity Review

Moved by R. Brockington

Seconded by L. Johnson

WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year; and

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation; and

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure; and

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises; and

WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity; and

WHEREAS property taxpayers – including people on fixed incomes and small businesses – can't afford to subsidize income redistribution programs for those most in need; and

WHEREAS the Province of Ontario can, and should, invest more in the prosperity of communities; and

WHEREAS municipalities and the provincial government have a strong history of collaboration;

THEREFORE BE IT RESOLVED that the Mayor, on behalf of City Council, be directed to write to the provincial Minister of Finance to encourage the Province of Ontario, in collaboration with the Association of Municipalities of Ontario, to undertake a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario.

20.2 Police Services Board Chair Compensation

Moved by C. Curry

Seconded by M. Carr

WHEREAS the Ottawa Police Services Board (the “Board”) is comprised of the Mayor, two Members of Council, three provincially-appointed members and a Council-appointed public member, in accordance with the *Police Services Act*;

WHEREAS on December 7, 2022, Council approved Motion 2022 - 03/21 to provide an increase in the honorarium for a Public Member of the Ottawa Police Services Board who is elected as Chair to \$54,000, to be funded from the existing honorarium and the Council Administration budget credit that would otherwise go to the Constituency Services Budget of a Member of Council who is elected as Chair of the Board; and

WHEREAS the Council-appointed public member who served as Chair of the Board unexpectedly resigned in December, 2023 and a recruitment process is now underway to fill the vacant Council-appointed public member position; and

WHEREAS the Board is required to elect a Chair and Vice Chair at its first meeting of each calendar year, in accordance with the *Police Services Act* as well as the Board’s Procedure Bylaw, and

WHEREAS at its January 22, 2024, meeting, the Ottawa Police Services Board (Board) elected one of the provincially appointed members, Salim Fakirani, as Chair; and

WHEREAS Motion 2022 - 03/21 approved in December, 2022 applies only to a Council-appointed public member elected as Chair; and

WHEREAS the position of Chair of the Police Services Board is one of significant responsibility, requiring a substantial personal commitment of time and resources;

THEREFORE BE IT RESOLVED that eligibility for the enhanced honorarium provided to a Council-appointed public member serving as Chair of the Ottawa Police Services Board be extended to the provincially-appointed Members, effective upon that member's appointment as Chair of the Board.

21. Motion to Introduce By-laws

21.1 Three Readings

Motion No. **2024 - 29-12**

Moved by R. Brockington

Seconded by J. Bradley

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

2024-01 A by-law of the City of Ottawa to amend By-law No. 2022-56 respecting Municipal Accommodation Tax.

2024-02 A by-law of the City of Ottawa to establish fees and charges for services, activities and information provided by Revenue Services of the Finance Services Department and to repeal By-law No. 2023-51.

2024-03 A by-law of the City of Ottawa to amend By-law No. 2012-370, as amended, respecting fees and charges for solid waste services.

2024-04 A by-law of the City of Ottawa to establish stormwater service fees and to repeal By-law No. 2023-53.

2024-05 A by-law of the City of Ottawa to amend the fees in By-law No. 2019-74, as amended, regulating the municipal water supply.

2024-06 A by-law of the City of Ottawa to amend By-law No. 2010-115 to amend fees for services and activities of the Corporate Real Estate Office.

2024-07 A by-law of the City of Ottawa to amend By-law No. 2003-445 with respect to road cut, temporary road closures & temporary construction related encroachment fees.

2024-08 A by-law of the City of Ottawa to amend By-law No. 2003-446 respecting fees for encroachments.

2024-09 A by-law of the City of Ottawa to amend By-law No. 2003-447 respecting fees for private approaches.

2024-10 A by-law of the City of Ottawa to amend By-law No. 2003-497 respecting permit fees for over-dimensional vehicles.

2024-11 A by-law of the City of Ottawa to amend By-law No. 2003-520 respecting the fees for certain signs and advertising devices on City roads.

- 2024-12 A by-law of the City of Ottawa to amend By-law No. 2023-230 respecting fees for ROW patios on City highways.
- 2024-13 A by-law of the City of Ottawa to amend By-law No. 2014-78 respecting the naming of private roads and highways and the numbering of buildings and lots.
- 2024-14 A by-law of the City of Ottawa to amend By-law No. 2012-402 to address fees relating to the prohibition, inspection and remediation of buildings used for marijuana grow operations and to repeal By-law No. 2012-433, By-law No. 2015-083 and 2016-028.
- 2024-15 A by-law of the City of Ottawa to amend By-law No. 2014-220 respecting the fees for building applications and permits, and to repeal By-law No. 2022 - 243.
- 2024-16 A by-law of the City of Ottawa to amend By-law 2016-326 respecting fees for permanent signs on private property and to repeal By-law 2022 - 245.
- 2024-17 A by-law of the City of Ottawa to amend fees and charges in the Building Code Services Branch for agency letters and to repeal By-law 2022 – 240.
- 2024-18 A by-law of the City of Ottawa to amend By-law No. 2013-59 respecting fees for enclosures for privately-owned outdoor pools.
- 2024-19 A by-law of the City of Ottawa to amend By-law 2003-69, respecting fees for compliance reports in the Building Code Services Branch, and to repeal By-law 2022-244.
- 2024-20 A by-law of the City of Ottawa to amend By-law No. 2007-478 respecting permit fees.
- 2024-21 A by-law of the City of Ottawa to amend By-law No. 2020-164 respecting fees.
- 2024-22 A by-law of the City of Ottawa to amend By-law No. 2020-195 respecting fees and charges for Ottawa Fire Services.
- 2024-23 A by-law of the City of Ottawa to amend By-law No. 2003-237 respecting a housekeeping amendment to the Fireworks By-law.
- 2024-24 A by-law of the City of Ottawa to amend By-law No. 2002-189 respecting license fees.
- 2024-25 A by-law of the City of Ottawa to amend By-law No. 2017-255 respecting fees.
- 2024-26 A by-law of the City of Ottawa to amend By-law No. 2013-416 respecting fees.
- 2024-27 A by-law of the City of Ottawa to amend By-law No. 2021-104 respecting fees.
- 2024-28 A by-law of the City of Ottawa to amend By-law No. 2018-99

respecting fees.

2024-29 A by-law of the City of Ottawa to amend By-law No. 2013-232 respecting fees.

2024-30 A by-law of the City of Ottawa to amend By-law No. 2004-239 respecting permit fees for temporary signs.

2024-31 A by-law of the City of Ottawa to amend By-law No. 2022-197 respecting fees.

2024-32 A by-law of the City of Ottawa to amend By-law No. 2016-272 respecting fees.

2024-33 A by-law of the City of Ottawa to impose fees for planning applications and to repeal By-law No. 2023-354.

2024-34 A by-law of the City of Ottawa to appoint certain Municipal Law Enforcement Officers in the Right of Way Inspections Branch of the Planning, Real Estate and Economic Development Department and Traffic Services within the Public Works Department.

2024-35 ii) A by-law of the City of Ottawa to designate certain lands at Bel-Air Drive as being exempt from Part Lot Control.

2024-36 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.

2024-37 A bylaw of the city of Ottawa to amend By-law No. 2003-499 respecting the designation of fire routes.

2024-38 A By-law of the City of Ottawa to provide for modifications to the existing Simpson Municipal Drain in Lots 7 to 11, Concession VII, Rideau-Jock Ward, former Township of Goulbourn in the City of Ottawa.

2024-39 A by-law of the City of Ottawa to provide for the abandonment of drainage works in the City of Ottawa – Presley Municipal Drain, Brownlee Branch between station 25+63 and station 53+00.

2024-40 A by-law of the City of Ottawa to amend By-law No. 2003-514 being a by-law of the City of Ottawa to regulate the control of discharge to sewers and sewage works.

2024-41 A by-law of the City of Ottawa to amend By-law No. 2003-498 to regulate the use and care of roads.

2024-42 A by-law of the City of Ottawa to amend By-law No. 2020-340 being a by-law of the City of Ottawa respecting the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa, and to repeal By-laws 2009-200 and 2006-279.

2024-43 A by-law of the City of Ottawa to amend By-law No. 2012-370 being a by-law of the City of Ottawa to provide for solid waste

management and to repeal by-law No. 2009-396.

2024-44 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Duvernay Drive and avenue des Epinettes Avenue).

2024-45 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (March Road, Proven Line Road, 9th Line Road, Fernbank Road, Selkirk Street, North River Road, Franktown Road, John Shaw Road, Rothesay Drive, Wilhaven Drive, Dunning Road, Old Carp Road, Corkery Road, Atlantis Avenue, Workman Avenue, Abbott Street West, Stonecrest Road and Stagecoach Road).

2024-46 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Moodie Drive, Tenth Line Road, Southfield Way, Cummings Avenue, Ogilvie Road, Centrepointe Drive, Constellation Crescent, Baseline Road, Clyde Avenue, Montreal Road, Scott Street, Tweedsmuir Avenue, McRae Avenue, Wesmar Drive, Tampa Avenue, Orlando Avenue, Wellington Street, Loretta Avenue, Laurel Avenue, First Line Road, Cowell Road, Fitzroy Street, Harbour Street, 8th Line Road, Third Line Road and Brophy Drive).

2024-47 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1592 Tenth Line Road.

2024-48 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2666 Tenth Line Road.

2024-49 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 3750 North Bowesville Road.

2024-50 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 225 Cope Drive and 166 Shelleright Street.

2024-51 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 29 Russell Avenue.

2024-52 A by-law of the City of Ottawa to amend the Central and East Downtown Core Secondary Plan within Volume 2A of the Official Plan to add site-specific policies to permit the development of a landmark high-rise building at 436 MacLaren Street, 444 Maclaren Street, and 359 Kent Street.

2024-53 A by-law of the City of Ottawa to amend By-law No. 2008-250

to change the zoning of lands known municipally as 359 Kent Street and 436 and 444 MacLaren Street.

2024-54 A by-law to authorize the imposition of special charges on 17 Sherbrooke Ave (the "benefitting property")

2024-55 A by-law to authorize the imposition of special charges on 80 Stevenson Ave (the "benefitting property")

2024-56 A by-law to authorize the imposition of special charges on 23 Eagleview St (the "benefitting property")

2024-57 A by-law to authorize the imposition of special charges on 184 Coyote Cres (the "benefitting property")

2024-58 A by-law to authorize the imposition of special charges on 188 Carruthers Ave (the "benefitting property")

2024-59 A by-law to authorize the imposition of special charges on 548 Denbury Ave (the "benefitting property")

2024-60 A by-law to authorize the imposition of special charges on 74 Kilbarry Crescent (the "benefitting property")

2024-61 A by-law to authorize the imposition of special charges on 2151 Workman Avenue (the "benefitting property")

2024-62 A by-law to authorize the imposition of special charges on 839 Borland Dr (the "benefitting property")

2024-63 A by-law to authorize the imposition of special charges on 21 Ralphpark St (the "benefitting property")

2024-64 A by-law to authorize the imposition of special charges on 102 Kenilworth Street (the "benefitting property")

2024-65 A by-law to authorize the imposition of special charges on 1347 Viking Drive (the "benefitting property")

2024-66 A by-law to authorize the imposition of special charges on 1406 Major Rd (the "benefitting property")

2024-67 A by-law to authorize the imposition of special charges on 412 Sunnyside Ave (the "benefitting property")

2024-68 A by-law of the City of Ottawa to designate certain lands at rue 552 Booth Street (405, 556, 558, 562 and 568 Rochester Street, and 550, 552, 562 and 568 Booth Street) as being exempt from Part Lot Control.

Carried

22. Confirmation By-law

Motion No. **2024 - 29-13**

Moved by R. Brockington

Seconded by J. Bradley

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of 24 January 2024.

Carried

23. Inquiries

23.1 A. Hubley - Housing Refugees and Asylum Seekers

Councillor A. Hubley (OCC 2024-01)

The Mayor recently created the Emergency Shelter Crisis Taskforce to address the current housing shortage in Ottawa and we are doing what we can with current resources; however, in the news recently, Toronto is reported as asking the Federal Government for \$250 million dollars to cover the shortfall needed to help with housing refugees and asylum seekers.

Can staff please tell us how much Federal funding is needed to cover the costs Ottawa is incurring to house refugees and asylum seekers for 2024 and 2025 (if projected costs are available)?”

24. Adjournment

Motion No. **2024 - 29-14**

Moved by R. Brockington

Seconded by J. Bradley

That the proceedings of the City Council meeting of 24 January 2024 be adjourned.

Carried

The meeting adjourned at 3:23 pm.

City Clerk

Mayor