



## Planning and Housing Committee

### Minutes

**Meeting #:** 26  
**Date:** Wednesday, April 24, 2024  
**Time:** 9:30 am  
**Location:** Champlain Room, 110 Laurier Avenue West, and by electronic participation

**Present:** Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

- 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 Wednesday, May 1, 2024 in Planning and Housing Committee Report 26.  
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 23, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, April 24, 2024.  
**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. The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:**

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 5.1-5.3 and 5.5 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on Wednesday, May 1, 2024, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 25 – Wednesday, April 10, 2024

**Carried**

4. Responses to Inquiries

4.1 PHC-2023-03 - Updates made to the Ontario Wetland Evaluation System

4.2 PHC-2023-04 - Development and stormwater systems

**Motion No. PHC 2024-26-01**

Moved by L. Johnson

**That, pursuant to Subsection 89(3) of the Procedure By-law (being By-law NO 2022-410), the Planning and Housing Committee approve**

that the Rules of Procedure be suspended to allow for the consideration of the item(s) listed as:

### RESPONSES TO INQUIRIES

- **PHC 2023-04 – Development and stormwater systems**

**Carried**

The Committee heard from the following delegations:

- Jill Prot - City View/Ryan Farm Community Association - Co-President
- Nancy Wilson - City View/Ryan Farm Community Association - Co-President

Derrick Moodie, Planning Services, Planning, Development and Building Services was present and responded to questions.

#### 5. Planning, Real Estate and Economic Development Department

##### 5.1 Zoning By-law Amendment Part of 3288, 3300 Borrissokane Road

ACS2024-PRE-PS-0036 - Barrhaven West (3)

The Committee considered items 5.1 and 5.2 concurrently.

#### **Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council direct staff to proceed with supporting an amendment to Zoning By-law 2008-250 for part of 3288 and 3300 Borrissokane Road, generally as shown in Document 1 and detailed in Document 6, to permit a low-rise residential development, provided the following occurs:**
  - i. **The related Plan of Subdivision Revision application is draft approved.**
  - ii. **The cost splitting for the transit corridor is agreed to between the City and the Barrhaven Conservancy Development Corporation (Caivan).**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral**

**Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

**5.2 Zoning By-law Amendment 4305, 4345, 4375 McKenna Casey Drive and 3288, 3300 Borrisokane Road**

ACS2024-PRE-PS-0035 - Barrhaven West (3)

The Committee considered items 5.1 and 5.2 concurrently.

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council direct staff to proceed with supporting an amendment to Zoning By-law 2008-250 for 4305, 4345, 4375 McKenna Casey Drive and part of 3288, 3300 Borrisokane Road, generally as shown in Document 1 and detailed in Document 4, to permit a low-rise residential development, provided the following occurs:**
  - i. **The related Plan of Subdivision is draft approved.**
  - ii. **The cost splitting for the transit corridor is agreed to between the City and the Barrhaven Conservancy Development Corporation (Caivan).**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.3 Zoning By-law Amendment – 315 and part of 321 Chapel Street, 8 Blackburn Avenue

ACS2024-PRE-PSX-0013 – Rideau Vanier (12)

The Committee considered items 5.3 and 5.4 concurrently.

**Point of Personal Privilege - Councillor Laine Johnson**

I rise on a point of personal privilege to disclose that I previously worked with the property owner in the application for 315 and part of 321 Chapel Street, 8 Blackburn Avenue, which is before the Planning and Housing Committee today. I have consulted with the Integrity Commissioner who advised that I have no pecuniary or financial interest under the Municipal Conflict of Interest Act and therefore may participate in the discussion and vote on the matter. I wish to declare this relationship to provide transparency in the spirit of Section 4 of the Code of Conduct for the Planning and Housing Committee.

**Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 315 and part of 321 Chapel Street and 8 Blackburn Avenue, as shown in Document 1, to permit a nine storey building, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of May 1, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.4 Application to alter 315-321 Chapel Street, properties designated under Parts IV and V of the Ontario Heritage Act

ACS2024-PRE-RHU-0041 – Rideau Vanier (12)

*This report was submitted to the Built Heritage Housing Committee on April 9, 2024. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on May 27, 2024.*

The Committee considered items 5.3 and 5.4 concurrently.

**Report Recommendation(s)**

**That Planning and Housing Committee recommend that Council:**

1. **Approve the application to alter 315-321 Chapel Street, according to plans submitted by Linebox Studio dated January 25, 2024, 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; and**
  - b. **The applicant considering the salvage of materials of Bate Memorial Hall to be incorporated into the development; and**
  - c. **The applicant providing a detailed protection plan for the former All Saints Anglican Church and financial securities related to the implementation of the protection plan as a condition of Site Plan approval, to be implemented prior to demolition and construction; and**
  - d. **The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
2. **Delegate the authority for minor design changes to the Program Manager, Planning, Real Estate and Economic Development Department.**
3. **Approve the issuance of the heritage permits with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

### 5.5 Zoning By-law Amendment – 1166 Bank Street

ACS2024-PRE-PS-0057 – Capital (17)

Jean Charles Renaud, Planner I, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Simran Soor, Novatech and Toon Dreeson, Architects DCA provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegation:

- Nelson Millar expressed concerns related to the storage and collection of garbage, traffic caused by parking and deliveries and laneway rights and responsibilities.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 23, 2024 from Chloe Allin

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

#### **Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1166 Bank Street, as shown in Document 1, to permit a six-storey mixed-use building, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary**

**of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

5.6 Riverside South Secondary Plan

ACS2024-PRE-EDP-0038 – Riverside South-Findlay Creek (22)

Jocelyn Cadieux, Planner II, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also Present and responded to questions:

PDBS:

- Royce Fu, Manager, Policy Planning
- Deborah Lightman, Program Manager, Transportation Policy & Networks
- Peter Giles, Planner III

Parks, Recreation and Facility Services

- Kevin Wherry, Manager, Parks and Facilities Planning

The following delegations were present and expressed support for the report recommendations:

- James Ireland and Greg Winters, Novatech
- Marcel Denomme, Urbandale
- Paul Black, Fotenn

S. Desroches, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

Following discussion and questions of staff, the Committee carried as amended by the following motions:

**Report Recommendation(s)**

**That Planning and Housing Committee recommend Council:**



1. **Approve an amendment to Volume 2A of the Official Plan to add the Riverside South Secondary Plan, including Schedule A – Designation Plan, and Schedule B – Maximum Building Heights, as detailed in Documents 1, 2, and 3, and repeal the Riverside South Community Design Plan.**
2. **Approve an amendment to Volume 1 of the Official Plan to change the Minimum Area-wide Density Requirement, People and Jobs per Gross Hectare for the Riverside South TC in Table 3a from “100” to “160”.**
3. **Approve amendments to Zoning By-law 2008-250 to:**
  - a. **Create a new MC17 Subzone for the Riverside South Town Centre that modifies performance standards of the MC Zone related to building heights, tower step backs, active frontage requirements, prohibiting drive-through facilities, and creating eight urban exceptions, as detailed in Document 4.**
  - b. **Rezone Areas A – G and J – P for the Riverside South Town Centre to the MC17, O1, or I1A subzones, and apply their respective urban exceptions, and Areas H and I to the L2[XXX4] subzone for a new 10.7-hectare District Park, as detailed in Document 5.**
  - c. **Rezone Area A from DR to L2[XXX8] to allow for an 18.5-hectare District Park and permit a Recreation Complex with a maximum building height of 15 metres, and Area B from L2 to DR to accommodate the re-location of the District Park, as detailed in Document 6.**
  - d. **Change the lands identified as Area A from Area C to Area Z on Schedule 1A – Minimum Parking Space Requirements of Zoning By law 2008-250 to adjust minimum parking requirements for the Town Centre, as detailed in Document 7.**
  - e. **Replace Schedule 269 to Zoning By-law 2008-250 with an updated minimum and maximum height schedule, as detailed in Document 8.**

**Carried as amended**

**Amendment:  
Motion No. PHC 2024-26-02**

Moved by G. Gower

**WHEREAS the Riverside South Secondary Plan includes area-specific policies that allow for uses that would otherwise be non-compliant for development applications that were initiated prior to the adoption of the Plan; and**

**WHEREAS the Riverside South Secondary Plan already includes an area-specific policy for the in-progress Plan of Subdivision application for 708, 720, and 750 River Road to reduce the minimum density requirements; and**

**WHEREAS the proposed development application described above includes new lots that would rear onto River Road, which would otherwise not be permitted by the Riverside South Secondary Plan;**

**THEREFORE BE IT RESOLVED THAT section 2.1 (Neighbourhood designation), policy (2)(a) of the Riverside South Secondary Plan be removed and replaced with a new and expanded policy (6) in section 2.1 (Neighbourhood designation) under the Residential Uses – West of River Road subtitle, with the following language:**

**“6) For the lands within the Plan of Subdivision application addressed 708, 720, and 750 River Road:**

- a) Notwithstanding Table 2 – Neighbourhood Density Category, for the lands designated low-density, the minimum density requirements may be lowered to no less than 20 units per hectare;**
- b) Notwithstanding the policies in section 3.2 of this Plan, dwelling units may rear or side onto River Road. Surface parking will be located away from River Road; and**
- c) Notwithstanding the policies in section 3.2 of this Plan, where the City has determined that noise levels exceed standards for acceptable noise, noise barriers may be permitted along River Road, provided appropriate landscaping is provided to mitigate visual impacts, to the satisfaction of the General Manager, Planning, Development and Building Services.”**

**And re-number policies and cross-references accordingly.**

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

**Amendment:**

**Motion No. PHC 2024-26-03**

Moved by G. Gower

**WHEREAS** the Riverside South Secondary Plan has the most up-to-date boundary for the lands designated Industrial and Logistics within Riverside South; and

**WHEREAS** Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan have a different boundary for the Industrial and Logistics designation, and incorrectly designate a portion of the unaddressed property identified as PIN 043310309; and

**WHEREAS** the National Capital Commission's Greenbelt Master Plan does not include the portion of the unaddressed property identified as PIN 043310309 to be within the Greenbelt on the Greenbelt Master Plan; and

**WHEREAS** the City cannot change the Greenbelt Transect boundary outside of a Municipal Comprehensive Review;

**THEREFORE BE IT RESOLVED THAT** Planning and Housing Committee recommend Council approve that Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan be amended to reflect the boundary of the Industrial and Logistics designation found on Schedule A – Designation Plan of the Riverside South Secondary Plan, and to update the legends accordingly;

**BE IT FURTHER RESOLVED** that a new area-specific policy in Volume 2C (Area-Specific Policies) be created for the unaddressed property identified as PIN 043310309 with the following language:

**“## PIN 04331-0309 – Industrial and Logistics in the Riverside South Secondary Plan**

**##.1 Notwithstanding the location of the lands within the Greenbelt Transect on Schedule B4, the policies of the**

**Greenbelt Transect do not apply to the portion of the property identified as PIN 04331-0309, east of Limebank Road, that is designated as Industrial and Logistics within the Riverside South Secondary Plan in Volume 2A.**

**##.2 At the time of a Municipal Comprehensive Review, the City will consider changing the Greenbelt Transect boundary to exclude the portion of the property at PIN 04331-0309 from the Greenbelt Transect, in consultation with the National Capital Commission.”**

**Carried**

**Amendment:**

**Motion No. PHC 2024-26-04**

Moved by G. Gower

**WHEREAS cost-sharing agreements are legal agreements between landowners who develop in an area to ensure that they collaborate and agree on how the costs for key infrastructure, and the necessary land, will be shared; and**

**WHEREAS cost-sharing agreements are necessary for the provision of key services and infrastructure in greenfield areas; and**

**WHEREAS a non-participant in a landowners' group is expected to pay its fair portion of the costs for land and services as outlined in private cost-sharing agreements. Similarly, a non-participant is expected to receive their share of land costs for a value outlined in a private cost-sharing agreement; and**

**WHEREAS the proposed policy for cost-sharing agreement in the Riverside South Secondary Plan is missing a reference to the value of land needed for infrastructure projects and specifies a single landowners' group;**

**THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee recommend Council approve the cost-sharing agreement for services policy (policy (8)), in section 4.2 (Greenspace System, Stormwater Management, and Services) of the Riverside South Secondary Plan be replaced with the following language:**

**“Landowners within the Riverside South Secondary Plan boundary shall enter into private agreements to share the costs of the major infrastructure projects and the value of land needed for such projects, together with associated studies and plans (including but not limited to Infrastructure Planning, Environmental Assessments and Restoration Plans) required for the development of Riverside South, so that the costs and land dedication shall be distributed fairly among the benefiting landowners. Each agreement shall contain a financial schedule describing the estimated costs of the major infrastructure projects and associated studies and plans, as well as the proportionate share of the costs for each landowner. The City shall include a condition of draft approval for all Plan of Subdivision, Plan of Condominium, and Consent to Sever applications, and as a condition of approval for Site Plan in Riverside South, requiring notification from the Trustee of the landowners that each owner is party to the agreements and has paid its share of any costs pursuant to the agreements”.**

**AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.**

**Carried**

**Amendment:**

**Motion No. PHC 2024-26-05**

Moved by G. Gower

**WHEREAS Annex 2 – Mobility Concept Plan for the lands located east of Mosquito Creek identified a street network that was no longer consistent with the policies of the Plan and was removed from the Riverside South Secondary Plan as a result of feedback received during the March 2024 circulation period; and**

**WHEREAS policy (2)(d) of the Riverside South Secondary Plan contains an outdated reference to Annex 2 – Mobility Concept Plan, and staff have no intention of replacing the Annex.**

**THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve that policy (2)(d) in section 3.2 (Street Network) be removed;**

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

**Carried**

**Amendment:**

**Motion No. PHC 2024-26-06**

Moved by G. Gower

**WHEREAS** the street network surrounding the District Park in the Town Centre has been revised in the Plan of Subdivision application, the parcel configuration and size of the District Park in the Town Centre has been adjusted slightly, specifically the western boundary along Portico Way, and the northern boundary along a future collector street; and

**WHEREAS** the proposed zoning boundary for the District Park in the Town Centre (Areas H and I in Location Map 1) does not reflect this updated parcel boundary; and

**WHEREAS** Area C in the updated Zoning Height Schedule 269 (Document 8) shows the correct configuration for the District Park;

**THEREFORE BE IT RESOLVED THAT** the Planning and Housing Committee recommend Council approve that Location Map 1 (Document 5) be replaced with the following updated version:

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

**Carried**

6. Motions of Which Notice has been Previously Given

6.1 Motion - Councillor A. Troster - Renovictions

ACS2024-OCC-CCS-0045 - Citywide

Moved by A. Troster

*Note: The Councillor A. Troster Motion of which Notice was previously given at the April 10, 2024, Planning and Housing Committee meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.*

The Committee heard from the following delegations:

1. Sarah Sproule, Community Legal Services of Ottawa
2. Aiden Kallioinen, Carleton University Students' Association
3. Larisa Cheshire/Drew Meerveld, Somerset West Community Health Centre
4. Tony Miller
5. Kayla Andrade, Ontario Landlords Watch
6. John Dickie, Eastern Ontario Landlord Organization
7. Gerard McCarthy
8. Aileen Leo, the Ottawa Mission
9. Mary Huang
10. Eddy Roue, Chair of the ACORN Central Chapter
11. Peggy Rafter
12. Jessica Ruano
13. Dustin Munro
14. Tara Mills
15. Rheal Brady
16. Sharon Katz

The following staff were present and responded to questions:

- Emergency and Protective Services Department: Valerie Bietlot, Manager, Public Policy Development
- Community and Social Services Department: Clara Freire, General Manager
- Legal Services: Christine Enta, Legal Counsel

Following discussions and questions to staff, the Committee Carried the motion unanimously.

**WHEREAS on January 24, 2024, the Council of the City of Hamilton unanimously adopted Ontario's first "anti-renovictions" by-law together with significant related investments to increase staffing enforcement capacity, in order to deter landlords from using renovations for bad faith evictions and to assist in preserving existing housing stock; and**

**WHEREAS Hamilton's Renovation License and Relocation By-law will require a landlord to obtain a renovation license prior to commencing any renovation that requires that an N-13 eviction notice be issued to a tenant under the Residential Tenancies Act, and**

to provide proof of a building permit and an engineering report confirming that vacant possession of the unit is required to carry out the renovation work; and

WHEREAS the Council of the City of Ottawa has implemented new regulations to address the availability and quality of rental housing such as the Short-Term Rental By-law, the Rental Housing Property Management By-law, and complementary amendments to the Property Standards By-law, as well as the 10-Year Housing and Homelessness Plan and various housing loss prevention programs which are currently being reviewed and updated; and

WHEREAS Ottawa City Council also considered a landlord licensing regime through the staff report Rental Accommodations Study and Regulatory Regime (ACS2019-EPS-GEN-0015) which was not recommended based on efficiency, enforceability, and sustainability considerations as well as legal uncertainties, and approved the staff report Review of Tools to Prohibit or Prevent “Renovictions” (ACS2022-PIE-GEN-0008); and

WHEREAS tenants in the City of Ottawa continue to experience hardship through the process of “renovictions” by landlords and the loss of existing housing stock continues to be a concern and

WHEREAS a recent report from the rate of affordable housing loss is 31 units lost in the private market for every 1 affordable unit constructed and bad-faith renoviction is a major driver of that loss; and

WHEREAS per recent LTB data, the number N12 notices filed in Ottawa between 2017 and 2021 represented an increase of 160%; and

WHEREAS per recent LTB data, the number of N13 notices filed in Ottawa between 2017 and 2022 represented an increase of 545%, with N13 issuance tripling between 2022 and 2023;

THEREFORE BE IT RESOLVED that the Planning and Housing Committee recommend Council Direct the General Manager of the Emergency and Protective Services Department, in consultation with the Community and Social Services Department, the Planning, Development and Building Services Department, and Legal Services, to review the City of Hamilton’s Renovation Licence and Relocation By-law and the Federal Tenant Protection Fund and the new Canadian Renters’ Bill of Rights and report back to the appropriate



**Standing Committee of Council by Q4 2024, with a preliminary assessment of the feasibility of developing a similar “anti-renovictions” by-law in the City of Ottawa, which should include an outline of the anticipated timelines, costs, FTE Requirements and operating resource implications to do this work as well as the planned or approved projects on existing departmental work plans that would have to be deferred or postponed as a result.**

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

**Carried (12 to 0)**

7. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

9. Inquiries

9.1 Councillor T. Kavanagh

On March 27, 2024, the Planning and Housing Committee received a report entitled “Loss of Affordable Rental Housing” (The Report). Along with The Report came a document written and researched by Steve Pomeroy, specifically focusing on the loss of affordable rental housing stock in Ottawa. This report maintains that the City of Ottawa is currently losing 31 affordable units for every 1 unit built.

The Report recommends “the implementation of a rental replacement bylaw to protect and/or replace existing older stock, which is vulnerable as the city seeks to manage growth through intensification and redevelopment (especially along LRT corridors)”.

Given the City’s 10 Year Housing and Homelessness Plan, the declared state of a housing and homelessness emergency, and the efforts from all levels of government to promote new infill development, the city has an increased responsibility to introduce policy regarding rental replacement and demovictions. This is to ensure that the supply side of the housing market is not at odds with the intention of our 10-year Housing and Homelessness Plan goal to ensure everyone has a home.

It is more important than ever that we revisit the directions to staff regarding a rental replacement bylaw. A strong rental replacement bylaw could allow a future acquisition strategy in the city to be more strategic with its investments, as well as dovetail with any anti-renoviction and licensing bylaws the city may implement.

Prior to The Report of March 2024, city council passed the following items on June 22, 2022:

1. Direct Planning, Real Estate and Economic Development (PRED) and Community and Social Services (CSSD) Staff to, as a joint-departmental work plan item, explore the feasibility and identify potential resource implications to the adoption and implementation of a By-law under Section 99.1 of the Municipal Act, to prohibit without replacement the full or partial demolition or conversion of residential and rental housing of six or more units without a permit issued by the City, possibly by amending the Demolition Control By-law, and report back by Q2 2023.
2. Direct the City's legal department to review the submitted Legal Opinion RE: Municipal Powers to Regulate Against Renovictions to see if further action outlined in the opinion can be taken by the City of Ottawa to protect Tenants Rights and issue a memo to City Council prior to the report Review of Tools to Prohibit or Prevent "Renovictions" be presented at Council for consideration.
3. Approve that City staff in Legal Services, in the context of the study of a adoption and implementation of a By-law under Section 99.1 of the Municipal Act discussed in Recommendation 2, assess the legality and feasibility of the City imposing tools to give specific relief to tenants, such as:
  - a. Having a requirement of a 1:1 ratio replacement of affordable rental units in the new development
  - b. Providing tenants temporary accommodations or a rental top up in a similar unit with the same number of bedrooms during the construction of the new development so tenants are not temporarily displaced
  - c. Offering existing tenants the right of first refusal to the new units at the same rent and number of bedrooms
  - d. Offering moving cost assistance above and beyond what is required under the Residential Tenancies Act to the actual cost of the move at the best prices available in the community.

After the passing of The Report, but prior to the report back date of Q2 2023, the province weakened the potential development of a rental

replacement bylaw by removing Section 4.2.3 of the new Official Plan. Section 4.2.3 provided the city with language to enable proceeding with a rental replacement bylaw. The removal of such language halted progress on the joint-departmental workplan item. However, in Q4 of 2023, the province implemented Bill 150, which then re-instated Section 4.2.3 to the City's Official Plan. As a result, the language has returned to the Official Plan.

Any uncertainty regarding a rental replacement bylaw pertains to Schedule 4 of Bill 23, which grants the Minister of Housing and Municipal Affairs the authority to impose restrictions and conditions on municipal powers outlined in Section 99.1 of the Municipal Act.

While the Minister could use this authority to hinder the work of a municipality in establishing its own rental replacement bylaw, it does not seem to be the intention or anticipated outcome of the new regulation-making authority.

The province announced its intention to conduct consultations to guide potential future regulations aimed at standardizing rental replacement policies. Nevertheless, the province's indications imply that existing municipal rental replacement bylaws would serve as valuable references for this standardization effort. It has been nearly two years since this provincial announcement, yet many municipalities have persisted in developing, or are currently in the process of drafting, rental replacement bylaws.

Could staff please answer the following questions:

According to The Report, "between 2011 and 2021, Ottawa lost a total of 30,215 private rental units with rents below \$1,000 - a number greater than the entire community housing stock in Ottawa."

Considering the rapid depletion of affordable housing stock and recognizing that certain policies the City has in place may unintentionally contribute to the trend by promoting infill development, do staff intend to recommence the joint-departmental workplan item regarding rental replacement that was previously put on hold?

What changes, if any, to the Bylaw Review Workplan might be needed to resume work on this file?

Could staff resume work on the rental replacement bylaw in conjunction with the potential review of renoviction permissions?

#### 10. Other Business

There was no other business.

11. Adjournment

Next Meetings

- Monday, April 29, 2024 - Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee
- Wednesday May 8, 2024 - Regular Planning and Housing Committee

The meeting adjourned at 2:05 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair