



Ottawa City Council

Minutes

Meeting #: 34

Date: April 17, 2024

Time: 10 am

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

1. Call to order and moment of reflection

The Council of the City of Ottawa met at Andrew S. Haydon Hall, 110 Laurier Avenue West, Ottawa, on Wednesday, April 17, 2024 beginning at 10:00 a.m. The Mayor, Mark Sutcliffe, presided over the meeting from Council Chambers with some Members attending in person and the remaining Members participating remotely by Zoom.

Mayor Sutcliffe led Council in a moment of reflection.

2. 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.

3. National Anthem

The National Anthem was performed by Jacob Elgin & Noah Latreille.

4. Announcements / Ceremonial Activities

Mayor Sutcliffe noted that it was National Volunteer week, he recognized the Winter Trails volunteers who take care of these trails throughout the city.

4.1 Retirement Recognition for Don Herweyer, Interim General Manager, Planning, Real Estate and Economic Development

Retirement Recognition for Don Herweyer, Interim General Manager, Mayor Sutcliffe, and Wendy Stephanson, City Manager, offered recognition to Don Herweyer, Interim General Manager, Planning, Real Estate and Economic Development, on the occasion of his impending retirement.

5. Roll Call

All Members of Council were present.

6. Confirmation of Minutes

6.1 Minutes of the Council meeting of April 3, 2024

Carried

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

No Declarations of Interest were filed.

8. Other communications received

The communications were received.

8.1 Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

8.2 Responses to Inquiries

8.2.1 OCC 2023-09 - Park and rides

9. Regrets

No regrets were filed.

10. Motion to Introduce Reports

Motion No. **2024 - 34-01**

Moved by R. Brockington

Seconded by J. Bradley

That the Agriculture and Rural Affairs Committee Report 12, Built Heritage Committee Report 13, Finance and Corporate Services Committee Report 13A, Planning and Housing Committee Report 25, Transit Commission Report 12, and the reports from the City Clerk entitled “Status Update – Council Inquiries and Motions for the period ending April 12, 2024” and “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of April 3, 2024” be received and considered.

Carried

11. Office of the City Clerk

11.1 Status Update - Council Inquiries and Motions for the period ending April 12, 2024

ACS2024-OCC-CCS-0043 - City wide

Report recommendation

That Council receive this report for information.

Received

12. Agriculture and Rural Affairs Committee Report 12

12.1 Motion - Georgina Falls Trust Fund Allocation

ACS2024-OCC-CCS-0038 - Rideau Jock (21)

Committee recommendation(s)

That City Council approve:

1. **an allocation from the Trust Fund of \$2,500 to the Manotick Community Parks and Recreation Association for landscaping improvements at the Manotick Arena; and**

2. **that the General Manager of Recreation, Cultural and Facility Services be delegated to approve further allocations from the Trust Fund that are in compliance with its intended uses, and with the concurrence of the Ward 21 Councillor.**

Carried

13. Built Heritage Committee Report 13

13.1 Application to alter 253 MacKay Street, a property designated under Part V of the Ontario Heritage Act, located in the New Edinburgh Heritage Conservation District

File No. ACS2024-PRE-RHU-0034 - Rideau-Rockcliffe (Ward 13)

Committee recommendations

That Council:

1. **Approve the application to alter 253 MacKay Street according to plans prepared by RMA+SH architects, dated February 9, 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;**
 - b. **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, Heritage Planning Branch, 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

13.2 Consideration of Objection to Notice of Intention to Designate Bible House at 315 Lisgar Street, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0036 - Somerset (Ward 14)

Committee recommendation

That Council not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the *Ontario Heritage Act*.

Carried

13.3 **Designation of 41 Rideau Street and 73 Rideau Street under Part IV of the Ontario Heritage Act**

File No. ACS2024-PRE-RHU-0038 - Rideau-Vanier (Ward 12)

Committee recommendations as amended

That Council:

- 1. issue a Notice of Intention to Designate 41 Rideau Street, the Plaza Building, under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value attached as Document 4 as amended; and**
- 2. issue a Notice of Intention to Designate 73 Rideau Street, under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value attached as Document 5.**

Carried

13.4 **Designation of eight properties in Britannia Village, 119, 195 and 205 Bradford Street, 73 Britannia Road, 95 Kirby Road, 2764 and 2775 Rowatt Street and 2777 Cassels Street, under Part IV of the Ontario Heritage Act**

File No. ACS2024-PRE-RHU-0040 - Bay (Ward 7)

Committee recommendations as amended

That Council:

- 1. Issue a Notice of Intention to Designate 119 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**
- 2. Recommendation 2 removed by Motion No. BHC 2024-13-02.**

3. **Issue a Notice of Intention to Designate 205 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.**
4. **Issue a Notice of Intention to Designate 73 Britannia Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 11.**
5. **Issue a Notice of Intention to Designate 95 Kirby Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 13**
6. **Issue a Notice of Intention to Designate 2764 Rowatt Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 15.**
7. **Issue a Notice of Intention to Designate 2775 Rowatt Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 17.**
8. **Issue a Notice of Intention to Designate 2777 Cassels Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 19.**

Carried

14. Finance and Corporate Services Committee Report 13A

14.1 Disposition of 2023 Tax and Rate Supported Operating Surplus/Deficit

File No. ACS-2024-FCS-FSP-0005 – City-wide

Committee Recommendations

That Council:

1. **Approve the \$11.693 million 2023 operating surplus in City-Wide be transferred to the Tax Stabilization Reserve. \$329,000 of which will be transferred to the 2024 Safer Alternative Response Program within the Community and Social Services Department;**
2. **Approve the adjustment to the 2024 Patio User Fees;**
3. **Approve the Ottawa Police Services 2023 operating surplus of \$6.276 million be transferred to the Tax Stabilization Reserve;**

4. **Approve the \$22.513 million 2023 operating deficit in Transit Services be funded from the Transit Operating Reserve and that \$27.838 million be transferred from the Transit Capital Reserve to the Transit Operating Reserve;**
5. **Approve the \$1.870 million 2023 operating surplus in Ottawa Public Library (OPL) be transferred to the Library Reserve;**
6. **Approve the \$510 thousand 2023 operating surplus in Water Services be transferred to the Water Reserve;**
7. **Approve the \$1.133 million 2023 operating deficit in Wastewater Services be funded by the Wastewater Reserve;**
8. **Approve the \$165 thousand 2023 operating surplus in Stormwater Services be transferred to the Stormwater Reserve; and,**
9. **Receive Documents 1 to 4 for information.**

Carried

14.2 Lansdowne 2.0 Procurement Options Analysis and Recommendations

File No. ACS2024-PRE-GEN-0002 – City-wide

DIRECTION TO STAFF (Councillor Lo)

That staff be directed to make the final report on the Lansdowne 2.0 project public and available to Members of Council as early as operationally feasible while respecting the bid process, ideally 30 days prior to the date which the item is to be voted on by Council.

DIRECTION TO STAFF (Councillor Lo)

That staff be directed to inform Council as soon as operationally feasible through an IPD or a report to the Finance and Corporate Services Committee should any circumstance arise that was not contemplated in the staff report such that it results in a material change to any Council-approved direction or decision on the Lansdowne 2.0 project as approved, in a manner consistent with procurement best practices. In addition to that reporting, staff shall also ensure any changes to Council's assumptions are specifically highlighted in the final staff report and in briefings to take place when the final report is released.

**Committee Recommendations
That Council:**

1. **Approve the recommended procurement delivery model of a Design Bid Build for the design and construction of the Event Centre and North Side Stands, as described in this report and including as follows:**
 - a. **Receive the KPMG Lansdowne Park Revitalization Delivery Model Options Analysis report, as detailed in Document 1;**
 - b. **Receive the progress report on a Social Procurement Framework for the Lansdowne 2.0 project, as detailed in Document 2;**
 - c. **Approve that an additional \$4 million be advanced against the existing project budget authority to prepare tender ready design drawings for both the Event Centre and North Side Stands, and provide for the assistance of outside experts to assist and advise the City in progressing the Redevelopment proposal, as described in this report.**
2. **Approve the approach for the Request for Offer for the air rights development, as described in this report and detailed in Document**
3. **Approve the \$20 million line of credit to be taken out and repaid by the Lansdowne Master Limited Partnership and guaranteed by the City, as described in this report.**
4. **Delegate the authority to the City Manager, in consultation with the City Solicitor and the City Treasurer, to authorize, negotiate, finalize and execute any necessary contracts, resolutions, and/or contract amendments that may be necessary to implement the recommendations in this report as adopted by Council.**

For (19): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, L. Johnson, T. Tierney, S. Plante, J. Leiper, R. Brockington, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

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

Carried (19 to 6)

14.3 Affordable Housing Community Improvement Plan (CIP) and Implementing By-laws

File No. ACS2024-CSS-GEN-003 – City-wide

Committee Recommendations, as amended

That Council:

1. **Approve the Affordable Housing Community Improvement Plan (CIP) as detailed in Document 1;**
2. **Approve the implementing By-laws as detailed in Documents 2 and 3; and**
3. **Delegate authority to the General Manager, Community and Social Services and the City Solicitor to finalize and make any necessary adjustments to the proposed Affordable Housing Community Improvement Plan By-law to give effect to the intent of Council; and**
4. **Approve that the following paragraph be added to the Affordable Housing Community Improvement Plan, section 3.4, policy 5:**
Where another Community Improvement Plan is stacked with the Affordable Housing Community Improvement Plan, the Affordable Housing CIP grant be payable first

Carried

14.4 Economic Development Community Improvement Plan Program Update

File No. ACS2024-PRE-EDP-0033 - City-wide

Committee recommendations

That Council:

1. **Repeal By-law No. 2021-285, a By-Law of the City of Ottawa setting out the Integrated Orléans Community Improvement Plan;**

2. **Enact a new By-Law of the City of Ottawa to adopt the Amended Integrated Orléans Community Improvement Plan;**
3. **Repeal By-Law No. 2019-224, a By-Law of the City of Ottawa setting out the Montréal Road Community Improvement Plan;**
4. **Enact a new By-Law of the City of Ottawa to adopt the Amended Montréal Road Community Improvement Plan;**
5. **Repeal By-law No. 2020-41, a By-Law of the City of Ottawa setting out the Heritage Community Improvement Plan; and**
6. **Enact a new By-Law of the City of Ottawa to adopt the Amended Heritage Community Improvement Plan.**

Carried

14.5 Motion - Brownfield Redevelopment Community Improvement Plan

Committee Recommendations

That Council approve:

1. **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; and**
2. **That the seven deemed complete applications as described in the City of Ottawa Community Improvement Plan Program Report be considered by Council under the rules and criteria prior to the program pause in December 2022.**

Carried as amended

Motion No. **2024 - 34-02**

Moved by G. Gower

Seconded by C. Curry

WHEREAS the report for the *Brownfields Redevelopment Community Improvement Plan Bylaw (ACS2024-PRE-PS-0053)* was considered by Finance and Corporate Services Committee on April 2, 2024; and,

WHEREAS the report stipulates that a brownfields application associated with a proposal requiring site plan control approval cannot be deemed complete, until the site plan control approval application is deemed complete; and

WHEREAS the report provides for eligibility requirements that a building permit be issued within 18 months of Council approval of the brownfields application; and,

WHEREAS concerns have been raised that 18 months from Council approval may not provide adequate time to undertake required remediation activities related to groundwater remediation or a risk assessment approach;

THEREFORE BE IT RESOLVED that with respect to Item 14.5, Motion – Brownfield Redevelopment Community Improvement Plan, that the

final bullet in Committee Recommendation 1 be amended to read as follows:

- Any funding approval will become null and void if a building or excavation permit is not issued within 18 months post Council approval of the brownfields application.

THEREFORE BE IT FURTHER RESOLVED, with respect to Item 14.6, Brownfields Redevelopment Community Improvement Plan By-law, that Attachment 1, Part II be modified as follows:

Program Eligibility Requirements

5. Any brownfields funding approval will become null and void if the development is not issued a building or excavation permit within 18 months post Council approval of the brownfields application.

Process

2. Applicant submits the completed package. Applications must have zoning which permits residential. For applications that require a Zoning Bylaw Amendment to permit residential, the brownfields application may only be submitted once an application for Zoning Bylaw Amendment has been deemed complete. ~~For applications which are also subject to site plan control approval, the application may only be submitted after the site plan control approval application is deemed complete.~~

Carried

14.6 Brownfields Redevelopment Community Improvement Plan By-law

File No. ACS2024-PRE-PS-0053 – City-wide

Carried as amended by Motion No. 2024-34-02 with Councillors D. Hill and A. Troster dissenting.

Council Recommendations

That Council:

1. Repeal By-law 2007-192, a by-law of the City of Ottawa implementing the Brownfields Redevelopment Community Improvement Plan;

2. Enact a new By-law of the City of Ottawa to implement an amended Brownfields Redevelopment Community Improvement Plan, in the form attached as Document 1, and as described in this report;
3. Establish a governance structure that will coordinate between all City CIP programs including Housing and Economic Development, to ensure that stacked CIP agreements on a single property do not annually exceed 100 per cent of the municipal property tax uplift.

Carried as amended

Motion No. **2024 - 34-02**

Moved by G. Gower

Seconded by C. Curry

WHEREAS the report for the Brownfields Redevelopment Community Improvement Plan Bylaw (ACS2024-PRE-PS-0053) was considered by Finance and Corporate Services Committee on April 2, 2024; and,

WHEREAS the report stipulates that a brownfields application associated with a proposal requiring site plan control approval cannot be deemed complete, until the site plan control approval application is deemed complete; and

WHEREAS the report provides for eligibility requirements that a building permit be issued within 18 months of Council approval of the brownfields application; and,

WHEREAS concerns have been raised that 18 months from Council approval may not provide adequate time to undertake required remediation activities related to groundwater remediation or a risk assessment approach;

THEREFORE BE IT RESOLVED that with respect to Item 14.5, Motion – Brownfield Redevelopment Community Improvement Plan, that the final bullet in Committee Recommendation 1 be amended to read as follows:

- Any funding approval will become null and void if a building or excavation permit is not issued within 18 months post Council approval of the brownfields application.

THEREFORE BE IT FURTHER RESOLVED, with respect to Item 14.6, Brownfields Redevelopment Community Improvement Plan By-law, that Attachment 1, Part II be modified as follows:

Program Eligibility Requirements

5. Any brownfields funding approval will become null and void if the development is not issued a building or excavation permit within 18 months post Council approval of the brownfields application.

Process

2. Applicant submits the completed package. Applications must have zoning which permits residential. For applications that require a Zoning Bylaw Amendment to permit residential, the brownfields application may only be submitted once an application for Zoning Bylaw Amendment has been deemed complete. ~~For applications which are also subject to site plan control approval, the application may only be submitted after the site plan control approval application is deemed complete.~~

Carried

14.7 Brownfield Grant Application - 2 Robinson Avenue/320 Lees Avenue

File No. ACS2024-PRE-PS-0031 – Rideau-Vanier (12)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee Recommendations

That Council:

- 1. Approve the application submitted by 11182765 Canada Inc., owner of the property at 2 Robinson Avenue/320 Lees Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$7,095,888 for which the grant payment period will be phased over a maximum of twenty years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$6,566,223 under the Development Charge Deferral Program;**

and the estimated contribution of \$765,738 towards the Municipal Leadership Strategy fund.

2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 11182765 Canada Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 2 Robinson Avenue, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.

Carried

14.8 Brownfield Grant Application - 126 York Street / 151 George Street

File No. ACS2024-PRE-PS-0049 – Rideau-Vanier (12)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee Recommendations

That Council:

1. Approve the application submitted by 12052229 Canada Inc., owner of the property at 126 York Street / 151 George Street, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$762,741 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$648,330 under the Development Charge Deferral Program; and the estimated contribution of \$154,032 towards the Municipal Leadership Strategy fund.
2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 12052229 Canada Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 126 York Street / 151 George Street, to the satisfaction of the General

**Manager, Planning, Real Estate and Economic Development
Department, the City Solicitor and the Chief Financial Officer.**

Carried

14.9 Brownfields Grant Application - 70 Nicholas Street

File No. ACS2024-PRE-PS-0048 – Rideau-Vanier (12)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee Recommendations

That Council:

1. **Approve the application submitted by Viking Rideau Corporation, owner of the property at 70 Nicholas Street, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$1,923,909 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; and the estimated contribution of \$169,280 towards the Municipal Leadership Strategy fund.**
2. **Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Viking Rideau Corporation, establishing the terms and conditions governing the payment of the grant for the redevelopment of 70 Nicholas Street, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried

14.10 Brownfields Grant Application - 200 Baribeau Street

File No. ACS2024-PRE-PS-0030 – Rideau-Vanier (12)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee Recommendations

That Council:

1. **Approve the application submitted by Baribeau Street Development Inc., owner of the property at 200 Baribeau Street, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$3,878,794 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$3,296,975 under the Development Charge Deferral Program; and the estimated contribution of \$345,044 towards the Municipal Leadership Strategy fund;**
2. **Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Baribeau Street Development Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 200 Baribeau Street, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried14.11 Brownfield Grant Application - 1050 Somerset Street West

File No. ACS2024-PRE-PS-0051 – Kitchissippi (15)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee Recommendations**That Council:**

1. **Approve the application submitted by Claridge Homes (Hintonburg) Inc., owner of the property at 1050 Somerset Street West, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$1,859,600 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield**

Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$1,580,660 under the Development Charge Deferral Program; and the estimated contribution of \$408,209 towards the Municipal Leadership Strategy fund;

2. **Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Claridge Homes (Hintonburg) Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1050 Somerset Street West, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried

14.12 Brownfield Grant Application – 861 Clyde Avenue

File No. ACS2024-PRE-PS-0050 – River (16)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee recommendations

That Council:

1. **Approve application submitted by DOODH Milk Inc., owner of the property at 861 Clyde Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$4,667,419 for which the grant payment period will be phased over a maximum of twenty years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$4,040,741 under the Development Charge Deferral Program; and the estimated contribution of \$1,155,881 towards the Municipal Leadership Strategy fund.**
2. **Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with DOODH Milk Inc., establishing the terms and conditions governing the**

payment of the grant for the redevelopment of 861 Clyde Avenue, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.

Carried

14.13 Brownfield Grant Application - 1619 to 1655 Carling Avenue

File No. ACS2024-PRE-PS-0052 – Kitchissippi (15)

Carried with Councillors S. Menard, J. Bradley and A. Troster dissenting.

Committee recommendations

That Council:

1. **Approve the application submitted by 1655 Carling Development Inc., owner of the properties at 1619 to 1655 Carling Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$2,701,114 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$2,701,114 under the Development Charge Deferral Program; and**
2. **Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 1655 Carling Development Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1619 to 1655 Carling Avenue, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried

15. Planning and Housing Committee Report 25

15.1 Zoning By-Law Amendment – 84 and 100 Gloucester Street

ACS2024-PRE-PS-0056 - Somerset (14)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 84 and 100 Gloucester Street, as shown in Document 1, to permit a 27-storey residential use building subject to site-specific zoning exceptions, as detailed in Document 2.

Carried

15.2 Zoning By-law Amendment - 100 Weeping Willow Lane

ACS2024-PRE-PS-0054 - Kanata North (4)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 100 Weeping Willow Lane as shown in Document 1, to permit a nine-storey apartment building, as detailed in Document 2 and Document 3.

Carried

15.3 Zoning By-law Amendment – 6171 Hazeldean Road

ACS2024-PRE-PS-0047 - Stittsville (6)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 6171 Hazeldean Road, as shown in Document 1, to permit a mixed-use subdivision with 570 residential units, as detailed in Document 2.

Carried

15.4 Motion – Councillor S. Plante - Affordable Housing Acquisition / Preservation Fund

ACS2024-OCC-CCS-0035 - Citywide

Committee recommendation(s) as amended

That Council:

1. **direct staff to assess the merits of a City of Ottawa Acquisition/Preservation fund and/or strategy inclusive of a fund dedicated to acquiring affordable housing, including land, similar to the City of Toronto's Multi-Residential Acquisition Fund (MURA) and the City of Hamilton's Affordable Housing Funding (AHFP) Program; and**
2. **direct staff to report back to the appropriate Standing Committee of Council with the findings of this assessment in alignment with the long range financial plan consideration and approval for Q2 2024.**
3. **approve that the review include consideration of local priorities and work on land acquisition for affordable housing to date and include engagement with local sector partners including but not limited to the Ottawa Community Land Trust and Ottawa Community Housing.**

Carried as amended

Motion No. **2024 - 34-03**

Moved by M. Carr

Seconded by C. Kitts

WHEREAS the 2023-2026 term of council priorities Strategic objective 1 states: increase housing options including below market and deeply affordable near transit, leverage City land and seek sustainable funding; and

WHEREAS Council approved the Integrated Transition to housing Strategy in 2023 that outlines short, medium and long-term initiatives to assist single adults experiencing homelessness to transition to housing while addressing immediate pressures in the shelter system; and

WHEREAS the City's 2024 Budget committed \$5 million operating funding towards this strategy to support those in the most immediate need of housing including those living in community centres and shelters; and

WHEREAS Staff and City resources are finite and it that expediting the work referred to in the motion would require delaying previously approved priorities; and

WHEREAS the Federal Government released its 2024 budget on April 16, 2024, and there are ongoing funding announcements from the federal and provincial governments on housing, of which the details are not yet known; and

WHEREAS the Long-Range Financial Plan for Affordable Housing (LRFP) can be amended in the future should the will of Council be to establish an acquisition fund;

THEREFORE BE IT RESOLVED THAT Recommendation 2 of the Motion be amended to read: direct staff to report back to the appropriate Standing Committee of Council with the findings of this assessment in Q3 of 2024.

Carried

16. Transit Commission Report 12

16.1 Light Rail Regulatory Monitor and Compliance Officer Annual Report for 2023

File No. ACS2024-OCC-GEN-0006 - City Wide

Commission recommendation(s)

That Council receive the Light Rail Regulatory Monitor and Compliance Officer Annual Report, attached as Document 1.

Received

16.2 Confederation Line Regulatory Framework Update

File No. ACS2024-OCC-GEN-0007 – City Wide

Commission recommendation(s)

That Council:

1. **Repeal Light Rail Regulatory By-law 2015-301 and replace it by enacting the new Confederation Line Regulatory By-law as attached in Document 1; and**
2. **Receive as information this report containing an overview of the existing Confederation Line Regulatory Framework.**

Carried

17. Bulk Consent Agenda

17.1 Built Heritage Committee Report 13

17.1.1 Designation of the Andrew W. Fleck Memorial, 195 George Street, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0026 - Rideau-Vanier (Ward 12)

Committee recommendation

That Council issue a Notice of Intention to Designate the Andrew W. Fleck Memorial, 195 George Street, under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5.

Carried

17.1.2 Bill 23: Implementation of Changes to the Ontario Heritage Act – Heritage Register Removal Report #3

File No. ACS2024-PRE-RHU-0033 - City-wide

Committee recommendation

That Council removes reference to the properties listed in Document 1, attached to this report, from the Municipal Heritage Register.

Carried

17.2 Finance and Corporate Services Committee Report 13A

17.2.1 2024 Budgets and Special Levies for Business Improvement Areas (BIA) and Sparks Street Mall Authority

File No. ACS2024-FCS-FIN-0002 – City-wide

Committee Recommendations

1. **That Council approve the 2024 budgets and special levies, as presented in Document 1, for the following:**
 - **Barrhaven BIA**

- **Bells Corners BIA**
 - **Carp BIA**
 - **Carp Road Corridor BIA**
 - **Centretown BIA**
 - **Downtown Rideau BIA**
 - **Glebe BIA**
 - **Heart of Orleans BIA**
 - **Kanata Central BIA**
 - **Kanata North BIA**
 - **Manotick BIA**
 - **Preston Street BIA**
 - **Somerset Chinatown BIA**
 - **Somerset Village BIA**
 - **Sparks Street BIA**
 - **Sparks Street Mall Authority**
 - **Vanier BIA**
 - **Wellington West BIA**
 - **Westboro Village BIA**
2. **That Council enact the BIA levy by-laws and the Sparks Street Mall Authority by-law for the BIAs and Mall Authority listed in Recommendation 1 after the 2024 tax ratios are approved by Council.**

Carried

17.3 Planning and Housing Committee Report 25

17.3.1 Zoning By-law Amendment – Part of 930 March Road

ACS2024-PRE-PSX-0015 - Kanata North (4)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for part of 930 March Road, to amend Urban Exception 2710 and Schedule 439 to permit a front yard setback of 4.2 metres for detached dwellings on select lots, as detailed in Document 2 and Document 3.

Carried

17.4 City Clerk – Summary of Oral and Written Public Submissions

17.4.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of April 3, 2024

Report Recommendation

That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of April 3, 2024, that are subject to the ‘Explanation Requirements’ being the *Planning Act*, subsections 17(23.1), 22(6.7), 34(10.10) and 34(18.1), as applicable, as described in this report and attached as Documents 1-3.

Carried

18. In Camera Items

Immediately following consideration of Agenda item 21.1., Council approved the following motion to resolve in camera:

Motion No. **2024 - 34-06**

Moved by C. Curry

Seconded by G. Darouze

BE IT RESOLVED THAT the Rules of Procedure be suspended to permit the receipt of a briefing from the City Manager with respect to the organizational alignment of the City of Ottawa; and

BE IT FURTHER RESOLVED that City Council resolve In Camera pursuant to the Procedure By-law 2022-410, Subsections 13.(1)(b) personal matters about an identifiable individual, including staff; 13.(1)(d) labour relations or employee negotiations, in order to receive a briefing from the City Manager with respect to the City’s organizational alignment.

Carried

18.1 Organizational Change and Renewal

Council resolved in camera at 12:04 pm

In Camera Session

In Council (Open Session)

Council resumed in open session at 1:49 pm.

Upon resuming in open session, Mayor Sutcliffe advised that Council just met in camera pursuant to the Procedure By-law (By-law No. 2022-410), Subsection 13(1)(b), “personal matters about an identifiable individual, including staff and 13(1)(d) “labour relations or employee negotiations” in order to receive a briefing from the City Manager with respect to the City’s organizational alignment.

During the closed session, no votes were taken other than procedural motions and/or directions to staff.

Wendy Stephanson, City Manager delivered a presentation with respect to the City’s organizational alignment. A copy of the presentation is held on file with the City Clerk.

19. Disposition of Items Approved by Committees under Delegated Authority

That Council receive the list of items approved by its Committees under Delegated Authority, attached as Document 1.

Received

20. Motion to Adopt Reports

Motion No. **2024 - 34-04**

Moved by R. Brockington

Seconded by J. Bradley

That the Agriculture and Rural Affairs Committee Report 12, Built Heritage Committee Report 13, Finance and Corporate Services Committee Report 13A, Planning and Housing Committee Report 25, Transit Commission Report 12, and the reports from the City Clerk entitled “Status Update – Council Inquiries and Motions for the period ending April 12, 2024” and “Summary of Oral and Written Public Submissions for Items Subject to the

Planning Act ‘Explanation Requirements’ at the City Council Meeting of April 3, 2024” be received and adopted as amended.

Carried

21. Motions of Which Notice Has Been Previously Given

21.1 Private Laneway Plows

During the discussion of Motion No. 2024-34-05, the Chairs of the Agriculture and Rural Affairs Committee and the Transportation Committee, agreed to hold a Joint Meeting to discuss this matter when staff report back on the outcome of the municipal scan and internal review.

The Motion was carried on a vote of 21 Yeas to 4 Nays, with the following Direction to staff:

Direction (Councillor S. Menard):

That staff report back in response to this motion, at the Joint Meeting, together with the upcoming Winter Maintenance Quality Standards report.

Motion No. **2024 - 34-05**

Moved by D. Brown

Seconded by C. Kelly

WHEREAS in recent years, there has been an increase in the number of laneway plow and snow clearing services in Ottawa; and

WHEREAS these private operators have a significant number of resources, both in terms of personnel and equipment and frequently arrive on residential streets significantly before municipal street plows arrive and often have “dead time” that could be applied more productively to street clearing if there were a policy to accommodate such activities; and

WHEREAS this discrepancy between arrival times is particularly acute in rural villages, but is also observed city-wide; and

WHEREAS a public partnership could be explored that would see the City provide compensation to private laneway clearing vehicles for complementing municipal plows by assisting with clearing portions

of the winter road maintenance schedule on residential roads prior to when municipal plows are able to attend a given beat; and

WHEREAS this may reduce costs and improve service delivery times, reducing stress on some municipal resources.

THEREFORE BE IT RESOLVED that Roads and Parking Services staff perform a municipal scan in Canada, or other comparable jurisdictions, to determine if public partnerships involving private laneway clearing vehicles complementing municipal plows have been explored; and

THEREFORE BE IT RESOLVED that if such a partnership is determined to have been explored, staff identify what the lessons learned are; and

THEREFORE BE IT RESOLVED that staff complete an internal review of the operational feasibility and legal permissibility of integrating such a service into the City's established Maintenance Quality Standards and current operational practices; and

BE IT FURTHER RESOLVED that staff report back to the Transportation Committee and the Agriculture Rural Affairs Committee in Q4 2024 on the outcome of the municipal scan and internal review and, if deemed operationally feasible, the high-level requirements to deliver a pilot program, including but not limited to technology, staffing, resource, and budgetary requirements.

For (21): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, L. Johnson, S. Devine, 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 (4): T. Kavanagh, J. Bradley, A. Troster, and R. Brockington

Carried (21 to 4)

22. Motions Requiring Suspension of the Rules of Procedure

22.1 Orléans Poutinefest & Street Food Festival – Road Closure

Motion No. **2024 - 34-07**

Moved by M. Luloff

Seconded by T. Tierney

That the Rules of Procedure be suspended to consider the following Motion:

WHEREAS The Orléans Poutinefest & Street Food Festival is an outdoor festival promoting traditional, gourmet, exotic and different worlds of poutine and street foods featuring multiple food vendors, musicians and a craft beer garden; and

WHEREAS The Orléans Poutinefest & Street Food Festival is to occur on Friday, May 3, 2024 through Sunday, May 5, 2024; and

WHEREAS Centrum Boulevard from Brisebois Crescent to Prestone Drive is required to be closed to accommodate the festival and on-street festival set-up; and

WHEREAS the on-street festival set-up will commence at 9:00 a.m. on Thursday, May 2, 2024 and the festival will begin operation at 11:00 a.m. on Friday, May 3, 2024; and

WHEREAS the on-street festival take-down will commence at 7:00 a.m. on Monday, May 6, 2024 and continue until 12 p.m. noon on Monday, May 6, 2024.

WHEREAS the City of Ottawa's Special Events on City Streets By-law (2001-260) prohibits road closures before 6:00 p.m. Monday to Friday;

THEREFORE BE IT RESOLVED that Council approve the road closure for Centrum Boulevard from Brisebois Crescent to Prestone Drive from 9:00 a.m. on Thursday, May 2, 2024 to 12 p.m. noon on Monday, May 6, 2024 for the Orléans Poutinefest & Street Food Festival, providing it meets the requirements, conditions and approval of Special Events Advisory Team (SEAT).

Carried

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

There were no Notices of Motion (for Consideration at Subsequent Meeting).

24. Motion to Introduce By-laws

24.1 Three Readings

Motion No. **2024 - 34-08**

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

2024-149 A by-law of the City of Ottawa to close Part of Riverside Drive in the City of Ottawa.

2024-150 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.

2024-151 A bylaw of the city of Ottawa to amend By-law No. 2003-499 respecting the designation of fire routes.

2024-152 A by-law to authorize the imposition of special charges on 8 Foothills Dr (the "benefitting property").

2024-153 A by-law to authorize the imposition of special charges on 21 Morningsun Cres (the "benefitting property").

2024-154 A by-law to authorize the imposition of special charges on 15 Saddlebrook St (the "benefitting property").

2024-155 A by-law to authorize the imposition of special charges on 3334 Clearwater Crescent (the "benefitting property").

2024-156 A by-law to authorize the imposition of special charges on 511 Rosehill Ave (the "benefitting property").

2024-157 A by-law to authorize the imposition of special charges on 493 Harrowsmith Way (the "benefitting property").

2024-158 A by-law to authorize the imposition of special charges on 5660 Mahogany Harbour Ln (the "benefitting property").

2024-159 A by-law to authorize the imposition of special charges on 51 Sweetland Ave (the "benefitting property").

2024-160 A by-law to authorize the imposition of special charges on 144 Bayswater Ave (the "benefitting property").

2024-161 A by-law of the City of Ottawa to designate certain lands at croissant Mandevilla Crescent, rue Clarkia Street and promenade Barrett Farm Drive on Plan 4M-1676 as being exempt from Part Lot Control.

2024-162 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 100 Weeping Willow Lane.

2024-163 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 6171 Hazeldean Road.

2024-164 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 84 and 100 Gloucester Street.

2024-165 A by-law of the City of Ottawa to amend By-law No. 2008-250

to change the zoning of part of the lands known municipally as 930 March Road.

2024-166 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 112 and 134 Nelson Street.

2024-167 A by-law of the City of Ottawa to provide for the regulation of the Confederation Line being a municipal light rail system under the jurisdiction of the City of Ottawa.

2024-168 A by-law of the City of Ottawa to amend By-law No. 2020-195 to establish fees and charges for Ottawa Fire Services.

25. Confirmation By-law

Motion No. **2024 - 34-09**

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of April 17, 2024.

Carried

26. Inquiries

26.1 M. Luloff - Vacant Unit Tax

Councillor M. Luloff - Inquiry OCC 2024-04

Given that the declaration period for the 2023 Vacant Unit Tax has recently closed, and residents are still expressing grave concern over both the policy and its implementation, could staff please answer the following questions:

1. Please provide a detailed breakdown of the expenses involved in administering the Vacant Unit Tax so far, incorporating all expenditures related to staff time and the time dedicated to responding to inquiries, appeals, and policy-related correspondence.
2. How much revenue has the Vacant Unit Tax generated up to this point and how has this revenue been allocated or utilized?
3. What proportion of units identified as vacant in 2022 have initiated appeals, and what is the success rate of these appeals? Please provide both the raw figures and the corresponding percentages.

27. Adjournment

Motion No. **2024 - 34-10**

Moved by R. Brockington

Seconded by J. Bradley

That the proceedings of the City Council meeting of April 17, 2024 be adjourned.

Carried

The meeting adjourned at 2:04 pm

City Clerk

Mayor