



## Ottawa City Council

### Minutes

**Meeting #: 46**

**Date: November 13, 2024**

**Time: 10 am**

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

Present: Mayor Mark Sutcliffe, Councillor Matt Luloff, Councillor Laura Dudas, Councillor David Hill, Councillor Clarke Kelly, Councillor Glen Gower, Councillor Theresa Kavanagh, Councillor Laine Johnson, Councillor Sean Devine, Councillor Jessica Bradley, Councillor Tim Tierney, Councillor Stéphanie Plante, Councillor Rawlson King, Councillor Ariel Troster, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor Marty Carr, Councillor Catherine Kitts, Councillor George Darouze, Councillor David Brown, Councillor Steve Desroches, Councillor Allan Hubley, Councillor Wilson Lo

Absent: Councillor Cathy Curry

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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, 13 November 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 Jalisa Bernadin.

4. Roll Call

All Members of Council were present, except Councillor C. Curry.

5. Confirmation of Minutes

5.1 Minutes of the Council meeting of 30 October 2024

**Carried**

5.2 In Camera Minutes (distributed separately) of the Council meeting of October 16, 2024

**Carried**

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

No Declarations of Interest were filed.

7. Communications

The communications were received.

7.1 Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

## 7.2 Responses to Inquiries

7.2.1 OCC 2024-07 - Seasonal Recruitment of Lifeguards

7.2.2 OCC 2024-08 - Staffing MOU with Tewin Developer

## 7.3 Other communications received

### 7.3.1 Petitions

- Petition received containing the signatures of 170 people requesting that Ottawa City Council oppose to the proposed development on 185 Hawthorne Ave (Planning and Housing Committee Report 37, Agenda item 20.5).

### 7.3.2 Submissions

- Electronic submission received containing the signatures of 621 people requesting that Ottawa City Council increase the budget to end homelessness in Ottawa.
- Electronic submission received containing the signatures of 1225 people requesting that Ottawa City Council to make representations (municipal resolution or a letter) to Premier Ford to withdraw Ontario Bill 212.

## 8. Regrets

Councillor C. Curry advised that she would be absent from the City Council meeting of 13 November 2024.

## 9. Motion to Introduce Reports

Motion No. **2024 - 46-01**

Moved by R. King

Seconded by L. Johnson

**That the following reports related to the 2025 Draft Budget Estimates be received and tabled:**

1. **The report from the Chief Financial Officer, Finance and Corporate Services Department, entitled “Draft 2025 Operating and Capital Budgets”;**
2. **The report from the Ottawa Police Service Board entitled “Ottawa Police Service Board - 2025 Draft Operating and Capital Budgets”;**

3. The report from the Ottawa Public Library Board entitled “Ottawa Public Library: 2025 Draft Budget Estimates”;
4. The report from the Ottawa Board of Health entitled “2025 Draft Operating Budget for the Ottawa Board of Health”;
5. The report from the Committee of Adjustment entitled “Committee of Adjustment – 2025 Draft Operating Budget”; and

That the Rules of Procedure be suspended to receive and consider the following reports from the Finance and Corporate Services Department, as they provide information supplemental to the 2025 Budget Reports being tabled at this meeting:

1. The report from the Director of Fleet Services, entitled “2025 Fleet Vehicle and Equipment Plans – Information Supplemental to the Budget Estimates”;
2. The report from the Chief Human Resources Officer, entitled “2024 FTE Analysis Report – Information Supplemental to the Budget Estimates”; and

That Agriculture and Rural Affairs Committee Report 18, Finance and Corporate Services Committee Report 19, Joint Report 2 Finance and Corporate Services Committee and Planning and Housing Committee, Planning and Housing Committee Report 37 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 October 30, 2024” be received and considered.

**Carried**

10. Mayor's Budget Address

The Mayor provided the Annual Budget Address to Council prior to the tabling of the 2025 Draft Budget.

11. Finance and Corporate Services Department

11.1 Draft 2025 Operating and Capital Budgets

Following the Mayor's Budget address, Wendy Stephanson, City Manager, Cyril Rogers, Chief Financial Officer, Sarah Brown, Deputy Chief Financial Officer, Finance Planning and Budgeting, Suzanne Schnob, Manager of

Financial Services provided a slide presentation with an overview of the 2025 Draft Budget, a copy of which is held on file with the City Clerk.

**Report Recommendation(s)**

**That City Council:**

1. **Receive and table the Draft 2025 Operating and Capital Budgets at its meeting November 13, 2024, for subsequent consideration by Council sitting in Committee of the Whole to be held December 11, 2024; and,**
2. **Refer the relevant portions of the Draft 2025 Operating and Capital Budgets to each Standing Committee of Council and the Transit Commission for their consideration and recommendation to Council sitting in Committee of the Whole to be held December 11, 2024.**

**Received and Tabled**

12. Ottawa Police Services Board

12.1 Ottawa Police Service Board - 2025 Draft Operating and Capital Budgets

**Report Recommendation(s)**

**That City Council receive and table the Ottawa Police Service 2025 Draft Operating and Capital Budgets at its meeting on November 13, 2024 for subsequent consideration by Council in Committee of the Whole to be held on December 11, 2024.**

**Received and Tabled**

13. Ottawa Public Library

13.1 Ottawa Public Library: 2025 Draft Budget Estimates

**Report recommendation(s)**

**That City Council receive and table the Draft 2025 Ottawa Public Library Board Operating and Capital Budget on November 13, 2024, and for further consideration by Council in Committee of the Whole on December 11, 2024.**

**Received and Tabled**

14. Ottawa Board of Health

14.1 2025 Draft Operating Budget for the Ottawa Board of Health

**Board of Health Recommendation(s):**

**That City Council receive and table the 2025 Draft Operating Budget for the Ottawa Board of Health at its meeting on November 13, 2024, for subsequent consideration by Council in Committee of the Whole on December 11, 2024.**

**Received and Tabled**

15. Committee of Adjustment

15.1 Committee of Adjustment - 2025 Draft Operating Budget

**Report recommendation(s)**

**That City Council receive and table the Committee of Adjustment 2025 Draft Operating Budget at its meeting on November 13, 2024, for subsequent consideration by Council in Committee of the whole to be held December 11, 2024.**

**Received and Tabled**

16. Finance and Corporate Services Department

16.1 2025 Fleet Vehicle and Equipment Plans – Information Supplemental to the Budget Estimates

**Report recommendation(s)**

**That Council receive the 2025 Municipal Fleet Vehicle and Equipment Replacement Plan, the 2025 Municipal Vehicle and Equipment Growth Plan, the 2025 Transit Operations' Support Vehicle and Equipment Replacement Plan and the 2025 Transit Operations' Support Vehicle and Equipment Growth Plan as described in this report as supplemental information to the Draft Budget 2025.**

**Received**

16.2 2024 FTE Analysis Report – Information Supplemental to the Budget Estimates

**Report recommendation(s)**

**That Council receive the FTE Analysis Report as supplemental information to the 2025 Draft Budget.**

**Received**

17. Agriculture and Rural Affairs Committee Report 18

17.1 Amendments to Site Plan Control By-law to Comply with Legislative Changes to the Planning Act

File No. ACS2024-PDB-PS-0029 – City-wide

The item was Carried as amended by OCC Motion 2024-46-02.

**Planning and Housing Committee and Agriculture and Rural Affairs Committee recommendation(s)**

**That Council approve the amendments to Site Plan Control By-law 2014-256 as shown in Document 1.**

**Carried as amended**

Motion No. **2024 - 46-02**

Moved by S. Menard

Seconded by L. Johnson

**WHEREAS the 2024 Provincial Planning Statement, Policy 2.9 states that “Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that: ... b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities; c) support energy conservation and efficiency; d) promote green infrastructure ... ; and e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”; and**

**WHEREAS the 2024 Provincial Planning Statement, Policy 3.8 states that “Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.”; and**

**WHEREAS battery energy storage systems (BESS) enable the use of renewable energy and can be used to improve community resiliency in the face of energy disruptions due to extreme weather such as the City of Ottawa saw following the 2022 derecho windstorm; and**

**WHEREAS regulatory certainty can help to enable the development of renewable energy projects in Ottawa, including the attraction of talent and investment;**

**THEREFORE BE IT RESOLVED THAT staff review additional exemptions from site plan control approval (for example for small BESS facilities) once accessory use battery energy storage system (BESS) facilities are further defined through the review of official plan and zoning bylaw amendments for BESS facilities.**

**Carried**

17.2 Delegated Authority for Minor Re-zoning

File No. ACS2024-PDB-PS-0107 – City-wide

The item was Carried with the following Direction to staff:

**DIRECTION TO STAFF Councillor J. Leiper**

That staff be directed to monitor the use of Minor Rezoning applications, with specific regard for those in R4/N3 areas within the Evolving Neighbourhood Overlay (ENO), and report back to Committee on their usage after 6 months of the new Zoning By-law being in effect.

**Planning and Housing Committee and Agriculture and Rural Affairs Committee recommendation(s)**

**That Council:**

- 1. Approve the amendments to the Official Plan of the City of Ottawa, attached as Document 1 to this report and proposed to be effective on January 1, 2025;**
- 2. Approve the amendments to the Planning Fees By-law, attached as Document 2 to this report and proposed to be effective on January 1, 2025;**
- 3. Approve the amendments to the Delegated Authority By-law, attached as Document 3 to this report and proposed to be effective on January 1, 2025;**



4. **Approve the amendments to the Public Notification and Consultation Policy, attached as Document 4 to this report and proposed to be effective on January 1, 2025.**

**Carried**

17.3 Motion – Councillor Brown - Amending the Scope of the McBean Street Resurfacing Project

File No. ACS2024-OCC-CCS-0094 - Rideau Jock (21)

The item Carried on a vote of 20 Yeas to 4 Nays.

**Committee recommendation(s)**

**That Council approve:**

1. **that, given the context of the corridor, the McBean Street Resurfacing project scope of work be limited to widening the sidewalks and resurfacing the roadway; and**
2. **that the McBean Street cycling project be removed from the 2023 Transportation Master Plan Active Transportation Project List and the 2024 Provisional DC Background Study, resulting in removal of DC funding for the cycling project.**

For (20): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Kelly, G. Gower, L. Johnson, S. Devine, J. Bradley, T. Tierney, R. King, R. Brockington, S. Menard, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (4): T. Kavanagh, S. Plante, A. Troster, and J. Leiper

**Carried (20 to 4)**

18. Finance and Corporate Services Committee Report 19

18.1 Ādisōke Project Update

File No. ACS2024-IWS-IS-0002 - Citywide

**Committee Recommendation(s)**

**That Council:**

1. **Receive this report for information;**

2. **Approve the use of existing budget authority of \$1,200,000 for the fit-up of food and beverage spaces for a commercial venture, with social benefits incorporated, to be recovered through future revenues;**
3. **Approve additional budget authority of \$600,000 for the fit-up of food and beverage spaces, to be recovered through future revenues; and**
4. **Approve the segregation of the budget authority of \$1,800,000 for the fit-up of the food and beverage spaces to a separate capital account.**

**Carried**

## 18.2 Provincial and Federal Multi-Year Accessibility Plans

File No. ACS2024-OCC-0015 - Citywide

The item was carried with the following Direction to staff:

**DIRECTION TO STAFF** Councillor Dudas

As Transit services staff procure and test software for OnDemand Transit, they should fully investigate options to leverage the software, or source new/existing software, to enhance booking options for Para Transpo, and work to ensure that this technology allows for service improvements, such as same-day bookings.

### **Committee Recommendation(s) as amended**

**That Council:**

1. **Approve the 2025-2029 City of Ottawa Municipal Accessibility Plan, as outlined in Document 1 and Document 2 of this report;**
2. **Approve the 2024-2026 OC Transpo Accessibility Plan, as outlined in Document 3 of this report;**
3. **Receive the OC Transpo Accessible Customer Service Policy, as outlined in Document 4 of this report, to satisfy the feedback requirements under the *Accessible Canada Act*; and**
4. **Direct staff, as part of the next annual accessibility report, to provide a detailed update on the progress of Recreation,**

**Cultural, and Facility Services' proposed initiative to improve public access to accessibility information and amenities in existing parks and facilities; and, including different options for presenting this information online (e.g. Ottawa.ca, maps, Open Data), resource requirements, timelines, and how the City will engage with the Accessibility Advisory Committee and families with disabilities, drawing on best practices such as those from the Anchorage inclusive play model.**

**Carried**

**18.3 Designate Leased Spaces as Municipal Capital Facilities**

File No. ACS2024-SI-HSI-0017 - Citywide

**Committee Recommendation(s)**

**That Council:**

1. **Designate six (6) City of Ottawa leased locations, as further described in this report, as a Municipal Capital Facility (MCF), for the purpose of various prescribed municipal purposes as permitted under Section 110(6) of the *Municipal Act* and as defined in Ontario Regulation 603/06, 2001 as amended, and;**
2. **Authorize the Interim Director, Housing Solutions and Investment Services (HSIS), in consultation with the City Solicitor, to finalize and execute six (6) Municipal Capital Facility Agreements (MCFA) and place the associated by-laws on the agenda of Council for enactment in support of exempting the respective leased locations from realty taxes as further described in this report.**

**Carried**

**18.4 Motion – Councillor Kitts - Waive the Market Rent Requirement for 3 Selkirk Street for 2 Years**

File No. ACS2024-OCC-CSS-0100 - Rideau-Vanier (12)

**Committee Recommendation(s)**

**That City Council approve the following:**

1. **To waive the market rent requirement of the Leasing Policy and the Retention of Municipal Parkland Policy and direct City staff to negotiate a license for 3 Selkirk Street at a nominal value; and**
2. **That staff be directed to include in the License of Occupation a sunset clause of two years from the date of issuance and should an additional License of Occupation be required beyond those two years, it be valued based on market rate or meet the policy requirements in effect at the time of issuance; and**
3. **That the City ensures that the appropriate securities associated with the park parcel be held through the Site Plan Agreement and the License of Occupation.**

**Carried**

19. Finance and Corporate Services Committee and Planning and Housing Committee Joint Report 2

19.1 Vacant Unit Tax Program - Update on Year One Data and Improvements

File No. ACS2024-FCS-REV-0006 - Citywide

The item Carried on a vote of 15 Yeas to 9 Nays, with Councillor R. Brockington dissenting on recommendations 2 and 5.

The following Directions to staff were also provided:

**DIRECTION TO STAFF Councillor Hill**

That staff be directed to complete a program review of the Vacant Unit Tax after having completed the first five full cycles of the program to confirm if the VUT is meeting its objectives to return vacant units to the market, the vacancy level and prevailing housing market and to provide a recommendation to council on the program's continuation.

**DIRECTION TO STAFF Councillor Darouze**

That staff be directed to report back to Finance and Corporate Services Committee during the year following the first 3% vacant unit tax charge, with details and the profile of the properties charged at the 3% tax level and a recommendation to Council as to whether the incremental VUT rate

should continue to rise by 1% per consecutive year of vacancy, up to a maximum of 5% on the assessed value.

**Committee Recommendation(s) as amended**

**That Council:**

1. **Receive an update on the Vacant Unit Tax program; and**
2. **Approve enhancements to the program and by-law as outlined in this report; and**
3. **Amend the report by deleting the following property codes from Table 6, such that they not be recommended as eligible property codes in the Vacant Unit Tax By-law:**
  - a. **Property Code 244 (Managed forest property, residence not on water)**
  - b. **Property Code 245 (Managed forest property, residence on water)**
  - c. **Property Code 262 (Land owned by a farmer improved with a non-farm residence with a portion being farmed); and**
4. **Approve that the “Rural Property Exemption” piece of the report be amended to allow property owners of rural residential century homes, recreational hunt camps, or structures significantly damaged and not capable of being used for housing to apply under the following criteria:**
  - a. **The structure must be on a property with at least three acres**
  - b. **The structure must be on a property in a rural zone**
  - c. **The structure must be uninhabitable as determined by the City**

- d. **An appeal must have been filed with MPAC; and**
5. **Approve that, on behalf of City Council and the City of Ottawa, the Mayor write to the Premier and to the Minister of Municipal Affairs and Housing to request that the Vacant Unit Taxation power be expanded to the multi-residential property class.**

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

Against (9): M. Luloff, L. Dudas, D. Hill, C. Kelly, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

**Carried (15 to 9)**

#### 19.2 Housing Services Long Range Financial Plan 2025-2030 Update

File No. ACS2024-FCS-FIN-0011 - City-wide

Carried with Councillor Darouze dissenting on recommendations 2 and 6 and Councillor Lo dissenting on recommendation 8.

#### **Committee Recommendation(s)**

**That Council approve:**

1. **That the annual contribution from taxation for affordable housing continue to be increased by \$1 million annually for the next six years (2025 to 2030) to increase the affordable housing annual base budget capital contribution from \$9 million to \$15 million by 2030, within Council's approved tax target.**
2. **Continue to allocate the net proceeds from the Vacant Unit Tax to the City's Housing Reserve.**
3. **Stop increasing the Development Charge Exemption Charge budget by \$500 thousand annually because exemptions for affordable housing (including Transit DCs) are now mandatory under provincial law (Bill 23).**
4. **Ensure the City's Housing Reserve maintain a positive balance and if it goes into deficit, repay the negative balance within**

one to three years from the capital contribution, unless other sources are available.

5. Direct staff to continue efforts to secure additional capital funding from the federal and provincial governments estimated at \$342.8 million over the next six years to support new affordable and supportive housing units.
6. Direct staff to explore the feasibility of the City offering debt financing, as an alternative to direct equity contributions to support service providers in launching affordable housing projects and that the debt servicing would be temporarily covered by the city's Affordable Housing annual budget until service providers can use rent revenue to cover these costs
7. Direct staff to continue to pursue permanent stable operating funding from the federal and provincial governments estimated at \$13.7 million annually over the next six years to provide up to 1,300 new housing subsidies annually.
8. Direct staff to advocate for the continuation of existing provincial and federal programs to secure \$75 million annually from 2027-2030 to support new supportive and transitional housing, enhanced support services, and increase emergency shelter funding.

Carried

20. Planning and Housing Committee Report 37

20.1 Zoning By-law Amendment - 10 Garrison Street

File No. ACS2024-PDB-PSX-0029 – Kitchissippi (15)

**Committee recommendation(s)**

That Council approve an amendment to Zoning By-law 2008-250 for 10 Garrison Street from R1MM to R4UC[xxxx], as shown in Document 1, to permit the redevelopment of the site into a three-storey plus basement low-rise apartment building, as detailed in Document 2.

Carried

20.2 Official Plan Amendment and Zoning By-law Amendment - 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue

File No. ACS2024-PDB-PSX-0034– Kitchissippi (15)

The item was Carried as amended by OCC Motion 2024-46-03.

**Committee recommendation(s)**

**That Council:**

- a. **Approve an amendment to the Official Plan, Volume 2A - Urban Secondary Plans, Richmond Road / Westboro Secondary Plan, for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue, in order to permit a 13 and a 14-storey high rise apartment, as detailed in Document 2.**
- b. **Approve an amendment to Zoning By-law 2008-250 for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue to permit a 13 and a 14-storey high rise apartment, and land for a new public park, as detailed in Documents 3 and 4.**

**Carried as amended**

Motion No. **2024 - 46-03**

Moved by J. Leiper

Seconded by G. Gower

**WHEREAS Report ACS2024-PDB-PSX-0034 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a 13 and a 14-storey high-rise apartment and land for a new public park at 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue; and**

**WHEREAS the Report seeks to replace Schedule 454 in Part 17 of the Zoning By-law; and**

**WHEREAS the Proposed Height Schedule in Document 4 does not expressly define the maximum building heights or maximum number of storeys for certain areas;**

**THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 37, Item 2: Official Plan Amendment and**



**Zoning By-law Amendment – 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue by replacing Document 4 – Proposed Height Schedule with the document titled Attachment 1 and attached to this motion; 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**

20.3 Zoning By-law Amendment – 1280 Trim Road

File No. ACS2024-PDB-PSX-0027 - Orléans East-Cumberland (1)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 1280 Trim Road, as shown in Document 1, to permit a commercial development, as detailed in Document 2.**

**Carried**

20.4 Lincoln Fields Secondary Plan

File No. ACS2024-PDB-PS-0088 – Bay (7)

The Kavanagh/Troster motion and the Gower/Leiper motion were introduced. The Mayor advised that if the Gower/Leiper motion (OCC Motion 2024-46-04) was Carried, the Kavanagh/Troster motion (OCC Motion 2024-46-05) would be redundant.

OCC Motion 2024-46-04 was Carried on a vote of 20 Yeas to 3 Nays. The item was then Carried as amended by OCC Motion 2024-46-04. As OCC Motion 2024-46-04 was Carried, OCC Motion 2024-46-05 was redundant and not considered.

**Committee recommendation(s) as amended**

**That Council approve the following:**

1. **an amendment to Volume 2A of the Official Plan to add the Lincoln Fields Secondary Plan, including Schedule A – Designation Plan, Schedule B – Maximum Building Heights,**

and Schedule C – Mobility and Connectivity, as detailed in Documents 1, 2, 3, and 4; and

2. **That Document 1, Section 2.2 hub designation Policy 4) be amended to include the following underlined changes:** "Buildings within the Hub designation that front onto Richmond Road or Carling Avenue shall contain a minimum of one non-residential use at-grade facing the street."; and
3. **That Document 1, Policy 2.3(8) in the Lincoln Fields Secondary Plan be revised as follows:** "The base of a building that fronts onto Richmond Road will generally be between two and four storeys."; and
4. **That Document 1, Policy 3.3(5) in the Lincoln Fields Secondary Plan be removed in its entirety, and policies are re-numbered accordingly; and**
5. an amendment to Volume 1 of the Official Plan to change the Hub designation boundary for the Hub designation surrounding Lincoln Fields Station on Schedule B2 – Inner Urban Transect to reflect the Hub boundary in Document 2; and
6. amendments to Zoning By-law 2008-250 to:
  - a. Create a new MC18 subzone, an urban exception, and two new schedules that modify performance standards of the MC Zone related to minimum and maximum building heights, tower step backs, active frontage requirements, and a minimum requirement for non-residential uses at-grade along select streets, as detailed in Documents 5, 8 and 9; and
  - b. Re-zone 2525 Carling Avenue from AM, AM10[2193], and AM10[2194] to MC18[XXX1]-h SYYY1, as detailed in Document 6; and
  - c. Amend zoning schedule 402 to increase the minimum interior and rear yard setback requirements for the tower portion of high-rise building and minimum lot sizes for 2525 Carling Avenue, as detailed in Document 7.

Carried as amended

Motion No. **2024 - 46-04**

Moved by G. Gower

Seconded by J. Leiper

**WHEREAS** staff recommended that Section 2.2 Hub Designation, Policy 4) in the Lincoln Fields Secondary Plan be read as follows: “Buildings within the Hub designation that front onto Richmond Road shall contain a minimum of one non-residential use at-grade facing Richmond Road.”

**WHEREAS** Planning and Housing Committee amended the above policy in the Lincoln Fields Secondary Plan to also require a minimum of one non-residential use at-grade for each building facing Carling Avenue within the Hub designation;

**THEREFORE BE IT RESOLVED** that Document 1, Section 2.2 hub designation Policy 4) in the Lincoln Fields Secondary Plan be amended to read as follows: "Buildings within the Hub designation that front onto Richmond Road shall contain a minimum of one non-residential use at-grade facing Richmond Road. Buildings within the Hub designation that front onto Carling Avenue are encouraged to include a non-residential use at-grade facing Carling Avenue if supported by market conditions."

For (20): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Kelly, G. Gower, L. Johnson, S. Devine, J. Bradley, T. Tierney, R. King, A. Troster, J. Leiper, R. Brockington, M. Carr, C. Kitts, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (3): T. Kavanagh, S. Plante, and S. Menard

**Carried (20 to 3)**

Motion No. **2024 - 46-05**

Moved by T. Kavanagh

Seconded by A. Troster

**WHEREAS** Planning and Housing Committee amended the Lincoln Fields Secondary Plan to require a minimum of one non-residential use at-grade for each building facing Carling Avenue within the Hub designation; and

**WHEREAS** the Lincoln Fields Secondary Plan included an

amendment to Zoning By-law 2008-250 that is affected by Planning and Housing Committee's amendment to the secondary plan; and WHEREAS the Zoning By-law Amendment that carried at Planning and Housing Committee needs to be amended to be in conformity with the amended Lincoln Fields Secondary Plan;

THEREFORE BE IT RESOLVED that clause 192(18)(l)(ii)(1) of the MC18 subzone be removed in its entirety; and

THEREFORE BE IS FURTHER RESOLVED that clause 192(18)(l)(ii) be revised to read only as "A minimum of one non-residential use must be located on the ground floor of a building."

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

20.5 Zoning By-law Amendment-City-Owned Lands for Housing Developments

File No. ACS2024-PDB-PSX-0038 – City-wide

Committee recommendation(s) as amended

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 2 Pretty Street, as shown in Document 1, from L1 to R4M[xxx1] with exceptions to enable residential development, on a parcel owned by the City of Ottawa, as detailed in Document 2; and
2. an amendment to Zoning By-law 2008-250 for part of 40 Beechcliffe Street as shown in Document 3, from R3Z[937] and R2M to R4M[xxx2] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 4; and
3. an amendment to Zoning By-law 2008-250 for 261A Hinchey Avenue, as shown in Document 5, from R4UB to R4UB[xxx3] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 6; and
4. an amendment to Zoning By-law 2008-250 for 185 Hawthorne Avenue, as shown in Document 7, from R3P to R4UB[xxx4] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 8; and

5. **the staff direction to include a condition in the request for proposal for 185 Hawthorne Avenue requiring the successful not-for-profit housing provider retain as many trees as possible (including within the MTO setback). Where trees are not able to be retained due to site design, the owner will be required to work with a city forester to develop a replanting plan; and,**
6. **that staff include a requirement in the request for proposal for 185 Hawthorne Avenue for the not-for-profit to provide publicly accessible greenspace on the site; and**
7. **that efforts be made to maintain the existing curbside parking capacity wherever possible for 185 Hawthorne Avenue; and**
8. **an amendment to Zoning By-law 2008-250 for 2548 Cl  roux Crescent, as shown in Document 9, from R2N to R4M[xxx5] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 10; and**
9. **an amendment to Zoning By-law 2008-250 for 2060 Lanthier Drive, as shown in Document 11, from IG7 H(21) and IG[1608] H(21)to GM H(21) [xxx6] with exceptions to enable mixed use development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 12.**

**Carried**

21. Bulk Consent Agenda

21.1 Finance and Corporate Services Committee Report 19

21.1.1 2024 Mid-Year Procurement Year in Review

File No. ACS2024-FCS-PRO-0003 - Citywide

**Committee Recommendation(s)**

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

**Received**

21.1.2 Accessibility Advisory Committee 2024-2026 Work Plan

File No. ACS2024-OCC-CCS-0079 - Citywide

**Committee Recommendation(s)**

**That Council approve the Accessibility Advisory Committee's 2024-2026 work plan, as detailed in Document 1.**

**Carried**

21.1.3 Heritage Community Improvement Plan application for 70 Richmond Road, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0060 - Kitchissippi (15)

**Committee Recommendation(s)**

**That Council:**

1. **Approve the Heritage Community Improvement Plan Grant Program application submitted by Devtrin (Island Park) Inc., owner of the property at 70 Richmond Road, for a Community Improvement Plan Grant not to exceed \$500,000 over a maximum period of 10 years, subject to the establishment of, and in accordance with, the terms and conditions of a Community Improvement Plan Grant Agreement; and**
2. **Delegate authority to the General Manager, Planning, Development and Building Services, to finalize and execute a Heritage Community Improvement Plan Grant Agreement with Devtrin (Island Park) Inc., establishing the terms and conditions governing the payment of a Community Improvement Plan Grant for the restoration of 70 Richmond Road, to the satisfaction of the City Manager, City Clerk, City Solicitor, and City Treasurer.**

**Carried**

21.1.4 2023 Business Improvement Area and Sparks Street Mall Authority – Annual Reports and Audited Financial Statements

File No. ACS2024-SI-ED-0008 - Citywide

**Committee recommendation(s)**

**That Council receive the 2023 Business Improvement Area and Sparks Street Mall Authority Annual Reports and Audited Financial Statements.**

**Received**

21.2 Finance and Corporate Services Committee and Planning and Housing Committee Joint Report 2

21.2.1 2024 Affordable Housing Capital Strategy and Update

File No. ACS2024-SI-HSI-0016 - Citywide

**Committee Recommendation(s)**

**That Council approve the following:**

1. **Delegate authority to the Director, Housing Solutions and Investment Services to allocate the balance of the \$15,000,000 from the 2024 affordable housing capital budget, being \$13,956,051, to support the creation of new affordable housing through conditional capital contributions, contributions in lieu of building permit and school board fees, non-exempt planning fees and accessibility grants, and to provide a contingency fund, subject to the conditional contributions being included in a contribution agreement between the City and each housing provider, and that of the \$13,956,051:**
  - a. **Up to \$1,365,416 be allocated to Shepherds of Good Hope (SGH) for the continued development of 48 units at 216 Murray Street;**
  - b. **Up to \$1,650,000 be allocated to Centretown Citizens of Ottawa Corporation (CCOC) for the development of 10 new affordable rental units at 171 Armstrong Ave;**
  - c. **Up to \$3,000,000 be allocated to Habitat for Humanity to construct affordable homes (ownership) at two properties to be confirmed in a separate report;**
  - d. **Up to \$6,000,000 be allocated to Ottawa Community Housing Corporation to contribute towards the**

**construction of approximately 90 affordable rental units at 1770 Heatherington Road**

- e. **any remaining or unallocated funds, to either a contingency budget to support projects that require additional funding, or to cover non-exempt City fees and charges, or to projects on the Non-profit Pre-development Pipeline List in (Document 1) to this report, and to any other projects that receive, or will receive, pre-development funding and that may be added to the Pipeline list in accordance with the selection criteria outlined in this report.**
2. **Approve that any remaining Ontario Priorities Housing Initiatives (OPHI) funding from the \$600,000 2024-2025 Ontario Renovates budget be allocated by the Director, Housing Solutions and Investment Services to either private households or not-for-profit organizations, removing the cap of up to \$300,000 for households and up to \$300,000 for not-for-profit organizations to ensure funds are spent by the required deadline of December 31, 2024, as established by the Province; and that should the City receive 2025-2026 Ontario Priorities Housing Initiative funding, that the Director, Housing Solutions and Investment Services be authorized to allocate up to \$600,000 of the funds towards a continuation of the Ontario Renovates program (without category cap), and that any remaining OPHI funds be allocated, in accordance with OPHI program guidelines, to shovel-ready projects on the Non-profit Pre-development Pipeline List in (Document 1) to this report, and to any other projects that receive, or will receive, pre-development funding and that may be added to the Pipeline List in accordance with the selection criteria outlined in this report.**
3. **Approve an extension up to March 31, 2025 of the short-term interest-free repayable loan of \$606,075 to the African Caribbean Association of Ottawa (ACAO) that was provided through the 2021 Capital Plan for their project at 881-883 Pinecrest Road and Delegate authority to the Director, Housing Solutions and**



**Investment Services to convert a portion of the short-term loan to a conditional contribution, if required, based on the mortgage eligibility of ACAO.**

4. **Delegate authority to the Director, Housing Solutions and Investment Services to allocate any additional funding that becomes available in 2024 and 2025, to either a contingency budget to support projects that require additional funding, or to cover non-exempt City fees and charges, or to projects on the Non-profit Pre-development Pipeline (Document 1), and to any other projects that receive, or will receive, pre-development funding and that may be added to the Pipeline list in accordance with the selection criteria outlined in this report.**

**Carried**

21.3 Planning and Housing Committee Report 37

21.3.1 Official Plan and Zoning By-law Amendment - 424 Churchill Avenue N.

File No. ACS2024-PDB-PS-0098 – Kitchissippi (15)

**Committee recommendation(s)**

**That Council:**

1. **Approve an amendment to the Official Plan, Volume 2a, Richmond Road / Westboro Secondary Plan, for 424 Churchill Avenue North, as shown in Document 1, for increased buildings heights as detailed in Document 2.**
2. **Approve an amendment to Zoning By-law 2008-250 for 424 Churchill Avenue North, as shown in Document 1, to permit an eight-storey residential building, as detailed in Document 3.**

**Carried**

21.4 City Clerk – Summary of Oral and Written Public Submissions

21.4.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of October 30, 2024

File No. ACS2024-OCC-CCS-0104 - Citywide

**Report Recommendation**

**That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of October 30, 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 Document 1-2.**

**Carried**

22. In Camera Items

There were no *in camera* items.

23. 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.**

**Carried**

24. Motion to Adopt Reports

Motion No. **2024 - 46-06**

Moved by R. King

Seconded by L. Johnson

**That the report from the Director of Fleet Services, entitled "2025 Fleet Vehicle and Equipment Plans – Information Supplemental to the Budget Estimates"; and that the report from Chief Human Resources Officer, entitled "2024 FTE Analysis Report – Information Supplemental to the Budget Estimates"; Agriculture and Rural Affairs Committee Report 18, Finance and Corporate Services Committee Report 19, Joint Report 2 Finance and Corporate Services Committee and Planning and Housing Committee, Planning and Housing Committee Report 37 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 October 30, 2024” be received and adopted as amended.**

**Carried**

25. Motions Requiring Suspension of the Rules of Procedure

There were no Motions Requiring Suspension of the Rules of Procedure.

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

26.1 Poppies in City of Ottawa Facilities in 2025 Poppy Campaign

Moved by R. Brockington

Seconded by D. Hill

**WHEREAS, the poppy is an international symbol of remembrance,**

**WHEREAS, the Royal Canadian Legion operates the annual Poppy Campaign from late October to November 11 to raise funds across the country to support veterans and their families,**

**WHEREAS, members of the public buy their poppy via various means, including in public facilities,**

**WHEREAS, the City of Ottawa has hundreds of public facilities that could be locations to acquire a poppy,**

**WHEREAS, in addition to leaving poppy boxes on customer service counter tops, there may be other options to explore including allowing cadets to enter and sell poppies in high volume centres and using cashless, pay tribute poppy boxes.**

**THEREFORE BE IT RESOLVED that the General Manager of the Recreation, Cultural & Facility Services Department investigate options to increase the number of City of Ottawa facilities that will make poppies available to the public during the 2025 Poppy Campaign; and**

**BE IT FURTHER RESOLVED that the General Manager provide an update by memorandum to Council by the end of Q2 2025.**

27. Notice of Intent

Notice of Intent from the Integrity Commissioner to submit a report to Council on an Inquiry Respecting the Conduct of a Member of Council for consideration at the City Council meeting scheduled for November 27, 2024.

28. Motion to Introduce By-laws

28.1 Three Readings

Motion No. **2024 - 46-07**

Moved by R. King

Seconded by L. Johnson

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

2024-471 Bylaw to set the instalment due dates and the interest and penalty rates applicable to the collection of property taxes for 2025.

2024-472 A by-law of the City of Ottawa respecting the emergency management program for the City of Ottawa and to repeal By-law No. 2018-98.

2024-473 A by-law of the City of Ottawa to provide for the partial abandonment of drainage works in the City of Ottawa – Presley Municipal Drain, Sims Branch in the South ½ of Lot 14, Concession 2 former Township of North Gower.

2024-474 A by-law of the City of Ottawa to amend By-law No. 2002-189, as amended, with respect to the licensing and regulation of vapour product retailers.

2024-475 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.

2024-476 A by-law of the City of Ottawa to amend By-law No. 2019-397, designating community safety zones throughout the City of Ottawa

2024-477 A by-law of the City of Ottawa to designate 218 Cantin Street to be of cultural heritage value or interest.

2024-478 A by-law of the City of Ottawa to designate 297 Dupuis Street to be of cultural heritage value or interest.

2024-479 A by-law of the City of Ottawa to designate 224 McArthur Avenue to be of cultural heritage value or interest.

2024-480 A by-law of the City of Ottawa to designate 381 Montréal Road to be of cultural heritage value or interest.

2024-481 A by-law of the City of Ottawa to designate 200 Fifth Avenue to be of cultural heritage value or interest.

- 2024-482 A by-law of the City of Ottawa to designate 123 Metcalfe Street to be of cultural heritage value or interest.
- 2024-483 A by-law of the City of Ottawa to designate certain lands at terrasse Crossway Terrace on Plan 4M-1687 as being exempt from Part Lot Control.
- 2024-484 A by-law of the City of Ottawa to amend By-law No. 2003-445 being a by-law of the City of Ottawa to regulate road activity on City highways.
- 2024-485 A by-law of the City of Ottawa to amend By-law No. 2024-265 being a by-law of the City of Ottawa respecting the delegation of authority to various officers of the City to enter into Municipal Access Agreements.
- 2024-486 A by-law of the City of Ottawa to regulate Municipal Consent Applications and Utility Circulations.
- 2024-487 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 10 Garrison Street.
- 2024-488 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1280 Trim Road.
- 2024-489 A by-law of the City of Ottawa to amend the Richmond Road/Westboro Secondary Plan of Volume 2A of the Official Plan for the City of Ottawa to increase maximum building heights to lands known municipally as 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue.
- 2024-490 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue.
- 2024-491 A by-law of the City of Ottawa to amend the Richmond Road/Westboro Secondary Plan of Volume 2A of the Official Plan for the City of Ottawa to increase maximum building height to lands known municipally as 424 Churchill Avenue North.
- 2024-492 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 424 Churchill Avenue North.
- 2024-493 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2 Pretty Street.
- 2024-494 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 40 Beechcliffe Street.
- 2024-495 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 261A Hinchey

Avenue.

2024-496 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 185 Hawthorne Avenue.

2024-497 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2548 Cleroux Crescent.

2024-498 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2060 Lanthier Drive.

2024-499 A by-law of the City of Ottawa to amend By-law 2014-256 designating the area within the territorial limits of the City of Ottawa as an area of site plan control to comply with amendments to the Planning Act.

2024-500 A by-law of the City of Ottawa to amend Volume 1 of the Official Plan for the City of Ottawa to define which planning applications are considered 'minor'.

2024-501 A by-law of the City of Ottawa to amend By-law 2024-415 respecting fees for planning applications.

2024-502 A by-law of the City of Ottawa to amend By-law 2024-265 respecting the delegation of authority to various officers of the City.

2024-503 A by-law of the City of Ottawa to designate certain lands on rue Kayenta Street, Plan, voie Orvieto Way, rue Ocala Street, croissant Maverick crescent on Plan 4M-1689 as being exempt from Part Lot Control.

2024-504 A by-law of the City of Ottawa to designate certain lands at Rideau Street and Cumberland Street on Plan 42482 as being exempt from Part Lot Control.

2024-505 ii. A by-law of the City of Ottawa to amend By-Law No. 2024-415 respecting fees for planning applications and to repeal By-Law No. 2024-445.

2024-506 A by-law of the City of Ottawa to amend Volumes 1, 2A, 2B and 2C of the Official Plan for the City of Ottawa to implement a series of Omnibus amendments intended to correct various errors, omissions and provide necessary updates arising since Ministerial approval of the Plan.

**Carried**

29. Confirmation By-law

Motion No. **2024 - 46-08**

Moved by R. King  
Seconded by L. Johnson

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

**To confirm the proceedings of the Council meeting of 13 November 2024.**

**Carried**

30. Inquiries

There were no Inquiries.

31. Adjournment

Motion No. **2024 - 46-09**

Moved by R. King  
Seconded by L. Johnson

**That the proceedings of the City Council meeting of 13 November 2024 be adjourned.**

**Carried**

The meeting adjourned at 12:58 pm.

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City Clerk

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Mayor