



Finance and Corporate Services Committee

Minutes

Meeting #:	16
Date:	July 2, 2024
Time:	9:30 am
Location:	Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation
Present:	Chair: Mayor Mark Sutcliffe, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Glen Gower, Councillor Tim Tierney, Councillor Rawlson King, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor George Darouze
Absent:	Vice-Chair: Councillor Catherine Kitts

1. Notices and meeting information for meeting participants and the public
 Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.
 Accessible formats and communication supports are available, upon request.
 Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, July 10, 2024, in Finance and Corporate Services Committee Report 16.
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Friday, June 28, 2024, and the deadline to register to speak by email is 8:30 am on Tuesday, July 2, 2024.

These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that

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

2. Declarations of Interest

2.1 Direction for New Aquatic Sport Centre

I, Councillor Rawlson King, declare a potential, deemed indirect pecuniary interest on matters related to '6.1 – Direction for New Aquatic Sports Centre' on the agenda for meeting #16 of the Finance and Corporate Services Committee meeting on Tuesday, July 2, 2024, as my spouse is on the Board of Governors of Carleton University.

3. Confirmation of Minutes

3.1 FCSC Minutes 15 – Tuesday, June 4, 2024

Carried

3.2 FCSC Confidential Minutes 15, 2023 – 4 June, 2024 (Distributed separately)

Carried

4. Finance and Corporate Services Department

4.1 Affordable Housing Qualification and Property Tax Relief – Municipal Housing Facility By-law

File No. ACS2024-FCS-REV-0003

Ms. Geraldine Wildman, Director, Housing Solutions and Investments, Strategic Initiatives Department (SI) and Mr. Joseph Muhuni, Deputy City Treasurer Revenue, Finance and Corporate Services Department (FCSD) spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Ms. Lauren Reeves, Manager, Affordable Housing, SI, and Mr. Paul Lavigne, Director, Housing, Community and Social Services Department (CSSD) responded to questions.

Following discussion on this item, the Committee Carried the report as presented.

Report recommendation(s)

That the Finance and Corporate Services Committee recommend that Council approve:

A revised Municipal Housing Facilities By-law as described in this report and attached as Document 4, which includes:

- a. **Update to the definition of affordable housing, for the purpose of Municipal Capital Facilities designations and associated property tax exemptions as described in this report,**
- b. **Requires that savings from tax exemptions be reinvested into affordable housing as outlined in this report; and,**
- c. **Administrative updates to the by-law as outlined in the report.**

Carried

5. Office of the City Clerk

5.1 Policy Framework for Voluntary Donations for Community Benefits – Information and Options

File No. ACS2024-OCC-GEN-0011 - Citywide

Committee heard from the following public delegations:

- Martin Adelaar,
- Jason Burggraaf, Greater Ottawa Homebuilders' Association*
- Mary Huang

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

Ms. Caitlin Salter MacDonald, City Clerk, Office of the City Clerk (OCC) along with Mr. Kiel Anderson, Manager Governance, Elected Officials and Business Support Services, OCC and Mr. Derrick Moodie, Director, Planning Services, Planning, Development and Building Services Department (PDBS), Mr. Dan Chenier, General Manager, Recreation, Cultural and Facility Services (RCFS) and Cyril Rogers, Interim General

Manager and Chief Financial Officer, Finance and Corporate Services Department (FCSD) responded to questions. Following discussion on this item, the Committee Carried the report recommendations as amended by Motions FCSC 2024-16-01 and FCSC 2024-16-02.

Report recommendation(s)

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

Carried as amended

Motion No. FCSC 2024 16-01

Moved by L. Dudas

WHEREAS the City of Ottawa’s current policy framework for voluntary donations to the City for community benefits is set out in the Donations to the City for Community Benefit Policy, which was approved by City Council in 2018 and applies only to City staff; and

WHEREAS the staff report titled, “Policy Framework for Voluntary Donations for Community Benefits – Information and Options,” describes two potential options for updating the policy framework to address the matter of Members of Council soliciting and/or facilitating donations to the City for community benefit; and

WHEREAS Option 2 as described in the staff report would prohibit Members from soliciting and/or facilitating donations to the City, and require any Member approached by a potential donor to:

- **Direct the potential donor to City staff to address any donation in accordance with the existing Donations to the City for Community Benefit Policy, or**
- **Bring forward the proposed donation and/or a proposed facilitation approach for Committee and/or Council consideration and approval by way of Councillor’s report or motion; and**

WHEREAS adopting Option 2 and the associated requirements would provide for the City to continue to receive donations for community benefit through City staff under the Donations to the City for Community Benefit Policy, without any concerns related to Member solicitation and/or facilitation;

THEREFORE BE IT RESOLVED that City Council approve policy framework updates to prohibit Members of Council from soliciting and/or facilitating voluntary donations to the City of Ottawa in accordance with Option 2 as described in the staff report titled, “Policy Framework for Voluntary Donations for Community Benefits – Information and Options,” by amending the Donations to the City for Community Benefit Policy as set out in Document 6 of the staff report.

For (7): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, G. Gower, T. Tierney, and G. Darouze

Against (4): R. King, J. Leiper, R. Brockington, and S. Menard

Carried (7 to 4)

Motion No. FCSC 2024 16-02

Moved by R. King

WHEREAS the staff report titled, “Policy Framework for Voluntary Donations for Community Benefits – Information and Options,” provides examples of broader “community benefits frameworks” and “community benefit agreements” measures adopted by municipalities, including:

- **The City of Toronto’s Community Benefits Framework, which “focuses on ways to maximize the use of City of Toronto levers (such as procurement, real estate transactions, or financial incentives for specific sectors and uses) to create inclusive and equitable economic opportunities through community benefits initiatives,” and**
- **The City of Vancouver’s Community Benefit Agreements Policy, which seeks to ensure that developers promote growth for the communities they are investing in through local hiring and social procurement; and**

WHEREAS the staff report also notes that certain Council-approved initiatives may incorporate community benefits, such as Council’s approval on November 22, 2023, that Build Ottawa be directed to “incorporate potential community benefits including, but not be limited to equitable hiring practices, funding for training, public

realm enhancements; and greater accessibility when developing evaluation criteria for the disposal of surplus lands”; and

WHEREAS consideration of broader community benefits frameworks/agreements was not in the scope of staff’s current review and report regarding matters relating to the solicitation and/or facilitation of donations to the City by Members of Council; and

WHEREAS instead of considering community benefits initiatives in an ad hoc manner, it would be beneficial for City Council to understand the potential effects of adopting a broader community benefits framework, as well as any measures required to implement such a framework;

THEREFORE BE IT RESOLVED that City Council direct staff to:

1. Review the potential effects of adopting a community benefits framework for the City of Ottawa, as described in this motion, as well as any measures that would be required for the City to implement such a framework; and
2. Include in this review the experiences to date of relevant municipalities that have a community benefits framework in place, and a consideration of which city department(s) would lead implementation of a community benefit framework in Ottawa should one be pursued; and
3. Report back to the Finance and Corporate Services Committee and City Council no later than the end of Q4 2025

Carried

Motion No. FCSC 2024 16-03

Moved by J. Leiper

WHEREAS Option 1 as described in the staff report would expressly permit Members to solicit and/or facilitate donations to the City with a value of up to \$250,000 in accordance with various limitations as well as requirements regarding matters such as staff concurrence, transparency mechanisms and disclosure. This would be set out in new Donation Procedures for Members of Council, under the existing policy; and,

WHEREAS multiple jurisdictions have frameworks to permit

Members to negotiate public benefits with developers in the public interest and there is strong interest by many councillors to continue the practice subject to strong new governance;

THEREFORE BE IT RESOLVED that City council approve a policy framework to permit Members to negotiate public benefits in accordance with Option 1 as described in the report

For (4): R. King, J. Leiper, R. Brockington, and S. Menard

Against (7): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, G. Gower, T. Tierney, and G. Darouze

Lost (4 to 7)

Motion No. FCSC 2024-16-04

Moved by J. Leiper

BE IT RESOLVED that Item 5.1 – Policy Framework for Voluntary Donations for Community Benefits – Information and Options – be laid on the table.

Mayor Sutcliffe ruled Motion FCSC 2024 16-04 out of order. Councillor Leiper appealed the Chair's decision pursuant to Subsection 44(2) of the Procedure By-law, and a vote was called on the following question:

Shall the Chair be sustained

The Chair was sustained on a division of 7 Yeas to 4 Nays as follows:

For (7): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, T. Tierney, R. Brockington, and G. Darouze

Against (4): G. Gower, R. King, J. Leiper, and S. Menard

Carried (7 to 4)

5.2 Status Update – Finance and Corporate Services Committee Inquiries and Motions for the period ending 19 June 2024

File No. ACS2024-OCC-CCS-0064 - Citywide

Report recommendation

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

6. Recreation, Cultural and Facility Services Department

6.1 Direction for New Aquatic Sports Centre

File No. ACS2024-RCF-GEN-0003 - Citywide

R. King declared a conflict on this item. (I, Councillor Rawlson King, declare a potential, deemed indirect pecuniary interest on matters related to '6.1 – Direction for New Aquatic Sports Centre' on the agenda for meeting #16 of the Finance and Corporate Services Committee meeting on Tuesday, July 2, 2024, as my spouse is on the Board of Governors of Carleton University.)

Councillor R. King did not participate in discussion or vote on item 6.1.

Mr. Dan Chenier, General Manager, Recreation, Cultural and Facility Services (RCFS) spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegations:

- Michael Crockatt, CEO, Ottawa Tourism,

Mr. Chenier and Mr. Kevin Wherry, Manager, Parks and Facilities Planning, RCFS responded to questions. Following discussion on this item, the Committee Carried the report as presented.

Report recommendation(s)

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

1. **Approve that the City enter into commercially confidential non-binding negotiations with Carleton University for a partnership to fund, develop, manage and operate a new joint Aquatic Sports Centre including a 50 meter and 25 meter pool; and**
2. **Direct the General Manager of Recreation, Cultural and Facility Services to undertaken negotiations and report back to the appropriate standing committee and Council with the outcome of negotiations, and if appropriate, with recommendations for a partnership, including facility design, required capital and**

operating commitments, operating model, a proposed ownership or tenancy commitment, and operational agreements necessary to proceed in partnership with Carleton University for the joint development of a new Aquatic Sports Center; and

- 3. Approve the expenditure of up to of \$150,000 from IO#909846 Indoor Major Aquatic Facility - 50M Pool 2027 as the City's contribution to the preliminary design and cost estimation of the joint facility required to achieve a negotiated proposal for Council consideration.**

Carried

6.2 Thunderbird Management Service Inc Lease and Operating Agreement

File No. ACS2024-RCF-GEN-0005 - Citywide

Report recommendation(s)

That the Finance and Corporate Services Committee recommend Council approve an interest rate reduction in the Lease and Operating Agreement with Thunderbird Management Service Inc for the domed field facility at Hornet's Nest, 1660 Bearbrook Road.

Carried

7. Strategic Initiatives Department

7.1 Land Exchange Agreement and Disposal– Portion of Jeanne d'Arc Boulevard for a Portion of 1015 Tweddle Road

File No. ACS2024-SI-HSI-0004 - Orléans East-Cumberland (1)

Report recommendation(s)

That the Finance and Corporate Services Committee Recommend City Council:

- 1. Approve the sale of the land described in Recommendation 2.a. to 1009 Trim Road Inc. in exchange for lands owned by 1009 Trim Road Inc. described in Recommendation 2.b. as well as \$276,148.00, pursuant to a Land Exchange Agreement that has been received.**

2. **Delegate authority to the Director, Housing Solutions and Investments to enter, conclude, execute, amend, and implement, on behalf of the City, the Property Acquisition and Disposal Agreement in the form of a Land Exchange with 1009 Trim Road Inc. as follows:**
- a. **City to convey to 1009 Trim Road Inc. a portion of the Jeanne d’Arc Boulevard right-of-way, described as Part of Lot 30, Concession 1OS Cumberland, containing an area of 1,381.8 metres² (14,873.57 ft²) and shown as Part 1 on draft 4R-plan in Schedule A attached hereto, subject to any easements that may be required, and having a market value of Five hundred nineteen thousand and eighty-eight (\$519,088.00) dollars;**
 - b. **1009 Trim Road Inc. to convey to the City a portion of lands known municipally as 1015 Tweddle Road, described as Part of Lot 30, Concession 1OS Cumberland, containing an area of approximately 646.7 metres² (6,961.02 feet²), subject to final survey and shown as Parts 4 and 5 on draft 4R-plan in Schedule A attached hereto, and having a market value of Two hundred forty-two thousand, nine hundred and forty (\$242,940.00) dollars; and**
 - c. **1009 Trim Road Inc. to pay to the City the difference in market value between the lands referred to in Recommendation 2.a. and 2.b., being the amount of Two hundred seventy-six thousand, one hundred and forty-eight (\$276,148.00) dollars.**

Carried

7.2 Acquisition of 1754 St. Joseph Boulevard for Transitional Housing

File No. ACS2024-SI-HSI-0011 - Orléans West-Innes (2)

Committee heard from the following public delegation:

- Sabrina Kuzoff*

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

The following correspondence is held on file with the City Clerk:

1. Email sent 28 June 2024 from Adnan Gilani
2. Email sent 28 June 2024 from Matthew Schram
3. Email sent 28 June 2024 from Peter Wolters
4. Email sent 29 June 2024 from Dennis Rideout
5. Email sent 29 June 2024 from Tristian Pelletier
6. Email sent 1 July 2024 from Valerie Leve

Ms. Geraldine Wildman, Director, Housing Solutions and Investments, Strategic Initiatives Department (SI) and Robin Souchen, Manager, Realty Services, SI and Mr. Paul Lavigne, Director, Housing, Community and Social Services Department (CSSD) responded to questions. Following discussion on this item, the Committee Carried the report as presented with Councillor M. Luloff dissenting.

Report recommendation(s)

That the Finance and Corporate Services Committee recommend City Council:

1. **Approve the acquisition as described in the report for the purchase of the fee simple interest in lands and premises known municipally as 1754 St. Joseph Boulevard, shown as Parcel 1 on Document 1 attached being the “St. Joseph Blvd. Lands,” from the Sisters of Charity of Ottawa for \$11 million plus applicable taxes and closing costs (estimated at \$350,000).**
2. **Delegate authority to the Director, Housing Solutions and Investment Services to enter into, conclude, execute, amend, and implement on behalf of the City, the Purchase Agreement for the acquisition of the “St. Joseph Blvd. Lands,” as described in this report.**

Carried

8. In Camera Items

There were no *in camera* items.

9. Information Previously Distributed

9.1 Economic Development Update – Q1 2024

File No. ACS2024-PDB-PS-0072 – City-wide

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

There were no Notices of Motion.

11. Inquiries

11.1 FCSC-2024-02 - City use of Artificial Intelligence

Submitted by Councillor L. Dudas:

The use of Artificial Intelligence (AI) is having a profound effect on how work gets done in both private and public sectors around the world. It has opened up new opportunities, while at the same time bringing into question privacy rights and cyber security.

Canadian municipalities, an example of which would be Kelowna, BC, have tapped into AI for use in how they provide services to their residents, to compliment aspects of how municipal employees work, and how data is utilized.

In what capacity, if any, is the City of Ottawa leveraging AI in its operations, how are City employees using AI, and what protections (privacy, security, etc.) are being established to counter issues that may arise from the use of this technology.

12. Other Business

13. Adjournment

Next Meeting

Tuesday, September 3, 2024.

The meeting adjourned at 1:55 pm

Original signed by M. Aston,
Committee Coordinator

Original signed by Mayor M.
Sutcliffe, Chair