



## Ottawa City Council

### Minutes

**Meeting #: 49**

**Date: January 22, 2025**

**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 Cathy Curry, 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

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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, 22 January 2025 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. Indigenous Territorial Welcome

Elder Claudette Commanda delivered an Indigenous Territorial Welcome at the first City Council meeting of 2025.

3. Public notices and meeting information

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

**This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written submissions. Recorded votes and dissents contained in this draft Minutes document are draft until the Minutes of the meeting are confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Council meeting and, once confirmed, will replace this document.**

4. National Anthem

The National Anthem was performed by the Canadian Showtime Chorus.

5. Announcements / Ceremonial Activities

5.1 Recognition of Dr. Vera Etches

Mayor Sutcliffe, Councillor C. Kitts and Wendy Stephanson, City Manager, offered recognition to Dr. Etches for her upcoming departure from Ottawa Public Health.

5.2 Opening Remarks

The Mayor provided opening remarks for the first meeting of 2025.

6. Roll Call

All Members of Council were present.

7. Confirmation of Minutes

7.1 Minutes of the Council meeting of 11 December 2024

**Carried**

7.2 In Camera Minutes (distributed separately) of the Council meeting of December 11, 2024

**Carried**

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

No Declarations of Interest were filed.

9. Communications

The communications were received.

9.1 Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

9.2 Other communications received

9.2.1 Memo

By-law Approving the Expropriation of Property Interests Required for the Stage 2 Light Rail Transit Project, including the Richmond Road Complete Street improvements.

9.2.2 Submissions

An electronic submission received containing 1,023 signatures requesting that the City of Ottawa relocate the two Gerald Trottier murals, currently on display at the Ottawa Main Library, to a new public space where they can be seen and enjoyed by the public and to preserve their cultural legacy.

10. Regrets

No regrets were filed.

11. Motion to Introduce Reports

Motion No. **2025 - 49-01**

Moved by M. Carr

Seconded by C. Curry

**That the Built Heritage Committee Report 20A, Planning and Housing Committee Reports 39A and 40, the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of December 11, 2024” be received and considered; and**

**That the report from the City Clerk entitled “2022-2026 Mid-term Governance Review” be received and tabled for consideration by Council at its meeting on January 29, 2025.**

**Carried**

12. City Clerk

12.1 2022-2026 Mid-term Governance Review

ACS2025-OCC-GEN-0001 - Citywide

**Report recommendation(s)**

1. **That at its meeting of January 22, 2025, Council:**
  - a. **Receive the Mayor’s delegation of certain assigned statutory powers under the *Municipal Act, 2001*, as set out in Document 1;**
  - b. **Approve that the Nominating Committee shall convene on January 28, 2025, to consider changes to memberships on standing committees and other bodies, as described in this report; and**
  - c. **Receive and table the remainder of this report.**

**Carried**

13. Built Heritage Committee Report 20A

13.1 Designation of the Église évangélique baptiste d’Ottawa at 284 King Edward Avenue under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0010 - Rideau-Vanier (Ward 12)

**Committee Recommendation(s)**

**That Council issue a Notice of Intention to Designate the Église évangélique baptiste d’Ottawa at 284 King Edward Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

**Carried**

14. Planning and Housing Committee Report 39A

14.1 Pinecrest and Queensview Stations Secondary Plan

File No. ACS2024-PDB-PS-0089 – Bay (7) & College (8)

**Committee recommendation(s)**

**That Council :**

1. **Approve an amendment to Volume 2A of the Official Plan to add the Pinecrest and Queensview Stations Secondary Plan, including Schedule A – Secondary Plan Area and Land Use Designations, Schedule B – Secondary Plan Sectors, Schedule C – Maximum Building Heights, Connectivity and Parks, and Schedule D – Properties Subject to Site-Specific Policies, as well as six annexes, as detailed in Documents 1, 2, and 3.**
2. **Approve amendments to Volume 1 of the Official Plan to remove the Minor Corridor designation from the entirety of Queensview Drive and from Dumaurier Avenue, between Pinecrest Road and Alenmede Crescent.**
3. **Approve an amendment to Schedule C16 in Volume 1 of the Official Plan to change the road classification for Queensview Drive from a local to a collector road.**
4. **Approve amendments to Zoning By-law 2008-250 to:**
  - a. **Re-zone properties in the Hub designation, as identified in Document 5, from a variety of GM, IL and I1A zones to MCxx, MCxx[xxx2], MCxx[xxx3], MCxx[xxx4], or MCxx[xxx5], with SYYY3 and SYYY4, as detailed in Document 4.**
  - b. **Amend Zoning Schedule 402 to increase the minimum interior and rear yard setback requirements for the tower portion of high-rise buildings and increase minimum lot sizes for high-rise buildings, as detailed in Document 6.**
  - c. **Amend Zoning Schedule 1A to eliminate minimum parking requirements in the Pinecrest-Queensview Hub, as detailed in Document 7.**
  - d. **Amend Part 17 to add Documents 8 and 9 as zoning schedules YYY3 and YYY4, respectively.**

Carried as amended

Motion No. **2025 - 49-02**

Moved by T. Kavanagh

Seconded by G. Gower

**WHEREAS Planning and Housing Committee recommended approval of the Pinecrest and Queensview Stations Secondary Plan on December 4, 2024;**

**AND WHEREAS report ACS2024-PDB-PS-0089 included the Secondary Plan as Document 1 rather than the details of the Official Plan Amendment;**

**THEREFORE BE IT RESOLVED that Council replace Document 1 – Pinecrest and Queensview Stations Secondary Plan to ACS2024-PDB-PS-0089 with Official Plan Amendment 41 as attached, and on file with the City Clerk.**

Carried

15. Planning and Housing Committee Report 40

15.1 Motion – C. Kitts – Development Charge Funding Principle for New Roads Allocation

File No.: ACS2025-OCC-CCS-0004

**Committee recommendation(s)**

**That Council approve:**

1. **That staff review and develop options for phasing high-priority new road projects in alignment with the TMP and DC background studies; and**
2. **That based on average annual DC income, staff explore making available forecasted resources to expedite construction, including provisions for reallocating funds if a project segment is delayed, maximizing efficiency in meeting growth-related infrastructure demands; and**
3. **That staff bring the funding review report back to the appropriate standing committee that includes the feasibility**

**and implementation options of phasing-in, in advance of the tabling of the Transportation Master Plan Part 2.**

**Carried**

**15.2 Motions – A. Troster – Feasibility Assessment – Development of a Renovation Licence and Relocation By-law**

File Nos. ACS2024-EPS-PPD-0005 /ACS2025-OCC-CCS-0005

The Troster/Leiper Motion (OCC Motion 2025-49-03 was a replacement Motion to the Committee recommendations. Recommendation 1 was put to Council and Carried, Recommendations 2-6 were put to Council and Carried on a division of 16 Yeas to 9 Nays, as follows:

As the OCC Motion 2025-49-03 Carried, the Committee recommendations were redundant and not considered.

**Committee recommendation(s)**

**That Council:**

- 1. Direct the City Clerk, on behalf of Council, to write to the Premier of Ontario and the Minister of Municipal Affairs and Housing to request that the Province:
 
  - a. Immediately proclaim into force the tenant protections in the Residential Tenancies Act, 2006 that were passed in June 2023 through Bill 97 in order to prevent instances of illegal evictions;**
  - b. Fund additional public awareness and education resources regarding tenant rights around evictions due to renovations and repair, as well as evictions generally; and**
  - c. Provide additional funding to add resources for Provincially funded legal clinics to support and protect tenants and to prevent instances of illegal evictions.****
- 2. Direct staff to communicate with their counterparts in the appropriate ministries to enquire on how the tenant protections approved in Bill 97 under Schedule 7 will be brought into force, and under what timeline.**
- 3. Approve that a copy of Motion No. PHC 2025-40-04 be shared with the Association of Municipalities of Ontario (AMO).**

4. **Direct the General Manager of Emergency and Protective Services to, upon response from the Provincial Government on their implementation timelines for Schedule 7 of Bill 97, or a period of three months, whichever comes first, conduct a by-law review for the development of a renovations by-law, with consideration of the scope and approach taken in the cities of Hamilton and Toronto and report back in Q2 2026.**
5. **Approve that, given the uncertainty around the implementation timeline from the Province, as well as the lack of data available from the newly passed renovation by-laws in other Ontario municipalities, that the General Manager of Emergency and Protective Services in collaboration with the City Solicitor provide interim updates as required on issues including, but not limited to:**
  - a. **any changes to renovation by-laws from other Ontario municipalities**
  - b. **any known implementation changes from the Provincial Government regarding Bill 97**
  - c. **any data made publicly available relating to renovation by-laws in Ontario**
  - d. **any known legal challenges brought against renovation by-laws in Ontario.**
6. **Direct staff to identify additional funding sources as required for this by-law review prior to consideration of this item at the Council meeting of January 22, 2025 should this motion be successful.**
7. **Approve the removal of the review of potential regulations for leaf blowers and small two-stroke engines and the review of existing regulations for body rub parlours from the 2023-2026 By-law Review Work Plan.**

Motion No. **2025 - 49-03**

Moved by A. Troster

Seconded by J. Leiper

**That Council approve the following as a replacement to the Committee recommendations:**



1. **Direct the City Clerk, on behalf of Council, to write to the Premier of Ontario and the Minister of Municipal Affairs and Housing by April 1, 2025 or within a week following the conclusion of the provincial election, whichever comes first, to request that the Province:**
  - a. **Immediately proclaim into force the tenant protections in the Residential Tenancies Act, 2006 that were passed in June 2023 through Bill 97 in order to prevent instances of illegal evictions;**
  - b. **Fund additional public awareness and education resources regarding tenant rights around evictions due to renovations and repair, as well as evictions generally; and**
  - c. **Provide additional funding to add resources for Provincially funded legal clinics to support and protect tenants and to prevent instances of illegal evictions.**
2. **Direct the General Manager of Emergency and Protective Services to communicate with their counterparts in the appropriate ministries to enquire on how the tenant protections approved in Bill 97 under Schedule 7 will be brought into force, and under what timeline; and**
  - a. **If no response is received by staff within three months, for whatever reason, including calling of provincial election, staff will begin work on by-law review for the development of a renovations by-law and report back no later than Q2 2026;**
  - b. **If a response is received that Schedule 7 of Bill 97 will be proclaimed in force no later than Q2 2026, staff will consider the effect, modify the scope of work if necessary, and report back no later than Q2 2026;**
  - c. **if a response of another nature is received, staff will consider the nature of the response and advise Council, and, if required, seek additional direction from Council;**
3. **Approve that a copy of the Council-approved resolution be shared with the Association of Municipalities of Ontario (AMO).**

4. **Approve that, given the uncertainty around the implementation timeline from the Province, as well as the lack of data available from the newly passed renoviction by-laws in other Ontario municipalities, that the General Manager of Emergency and Protective Services in collaboration with the City Solicitor provide interim updates as required on issues including, but not limited to:**
  - a. **any changes to renoviction by-laws from other Ontario municipalities**
  - b. **any known implementation changes from the Provincial Government regarding Bill 97**
  - c. **any data made publicly available relating to renoviction by-laws in Ontario**
  - d. **any known legal challenges brought against renoviction by-laws in Ontario.**
5. **Direct staff to identify additional funding sources based on the scope as part of the Q1 2025 Status report should this motion be successful; and**
6. **Approve the removal of the review of potential regulations for leaf blowers and small two-stroke engines and the review of existing regulations for body rub parlours from the 2023-2026 By-law Review Work Plan.**

For (19): M. Sutcliffe, L. Dudas, C. Curry, C. Kelly, 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, C. Kitts, and A. Hubley

Against (6): M. Luloff, D. Hill, G. Darouze, D. Brown, S. Desroches, and W. Lo

**Carried (19 to 6)**

16. Bulk Consent Agenda

16.1 Planning and Housing Committee Report 40

16.1.1 Zoning By-law Amendment – 37 Wildpine Court

File No. ACS2025-PDB-PS-0001 - Stittsville (6)

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 37 Wildpine Court, as shown in Document 1, to permit a four storey apartment building and semi-detached dwelling, as detailed in Document 2.**

**Carried**

16.1.2 Front-Ending Report – Design and Construction of the March Road and Buckbean Avenue Intersection

File No. ACS2025-PDB-PS-0005 - Kanata North (4)

**Committee recommendation(s)****That Council:**

1. **Authorize the City and delegate authority to the General Manager, Planning, Development and Building Services Department, to enter into a Front-Ending Agreement with CU Development Inc. and Mattamy (Northwoods) Limited for the design and construction of the intersection at March Road and Buckbean Avenue to an upset limit of \$2,620,687.13 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor; and**
2. **Authorize the financial disbursement to reimburse the design and construction costs incurred by CU Development Inc. and Mattamy (Northwoods) Limited pursuant to the Front-Ending Agreement, to a maximum amount of \$2,620,687.13 plus applicable taxes and indexing for the intersection at March Road and Buckbean Avenue, and in accordance with the reimbursement schedule set out in the Front-Ending Agreement.**

**Carried**

16.2 City Clerk – Summary of Oral and Written Public Submissions

16.2.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of December 11, 2024

File No. ACS2025-OCC-CCS-0003 - Citywide

**Report Recommendation(s)**

**That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of December 11, 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 1-4.**

**Carried**

17. In Camera Items

There were no *in camera* items.

18. Motion to Adopt Reports

Motion No. **2025 - 49-04**

Moved by M. Carr

Seconded by C. Curry

**That the Built Heritage Committee Report 20A, Planning and Housing Committee Reports 39A and 40, the report from the City Clerk entitled "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of December 11, 2024" be received and adopted as amended.**

**Carried**

19. Motions of Which Notice Has Been Previously Given

19.1 Stittsville Community Micro-Grant

Motion No. **2025 - 49-05**

Moved by G. Gower

Seconded by L. Johnson

**WHEREAS the Stittsville Community Micro-Grant is a councillor-led program that is available through an application process to Stittsville residents and organizations who want to establish new events and initiatives to encourage social connection and interaction in Stittsville; and**

**WHEREAS on April 3, 2024, Council approved an exemption to Section 4.1 of the Council Expense Policy to allow for the allocation of funds to individuals in the form of micro-grants from the Ward 6 Constituency Services Budget for the purposes of the 2024 Micro-Grant program within the 3.5% annual budget limit on donations and sponsorships; and**

**WHEREAS the 2024 program was successful with 29 applications submitted and 12 recipients selected, and the intent is to continue it for the remainder of the Term of Council;**

**THEREFORE BE IT RESOLVED that Council approve an exemption to Section 4.1 of the Council Expense Policy to allow for the allocation of funds to individuals in the form of micro-grants from the Ward 6 Constituency Services Budget for the purposes of continuing the Stittsville Community Micro-Grant Program within the 3.5% annual budget limit on donations and sponsorships; and**

**BE IT FURTHER RESOLVED that any micro-grant awarded in the context of the program continue to be subject to all other provisions of the Council Expense Policy, including requirements for public disclosure of the contributions and the micro-grant recipients; and**

**BE IT FURTHER RESOLVED that this exemption remain in effect until the end of the 2022-2026 Term of Council.**

**Carried**

19.2 655 Rideau - Romanian Embassy – Open Road Allowance

Motion No. **2025 - 49-06**

Moved by S. Plante

Seconded by R. King

**WHEREAS the former Regional Council approved the closing of a portion of Rideau Street, adjacent to the Romanian Embassy, on November 22, 1978; and**

**WHEREAS** concerns have arisen with respect to parking on these lands and the provision of a loading area and secure entrance; and

**WHEREAS** the rededication of this parcel would permit the municipal regulation of this area as a diplomatic loading area and to restrict parking; and

**WHEREAS** the Government of Romania is prepared to continue to conduct maintenance of these lands through entering into a Maintenance and Liability agreement with the City.

**THEREFORE BE IT RESOLVED** that:

1. Subject to Recommendation 2, that the currently closed portion of Rideau Street, being Part 1 on Reference Plan 5R-4058 be reopened.
2. That a Maintenance and Liability agreement to the satisfaction of the General Manager, Planning, Development and Building Services be entered into between the City of Ottawa and the Government of Romania.

**Carried**

20. Motions Requiring Suspension of the Rules of Procedure

20.1 Closure of City right of way in support of a new Mid-size Performance Venue

Motion No. **2025 - 49-07**

Moved by S. Plante

Seconded by M. Luloff

**WHEREAS** on June 12, 2024, Council directed staff to negotiate a lease with Live Nation Canada Inc. for the exclusive use of a portion of George Street to facilitate site logistics and to provide loading space to the abutting performance venue located at 47-57 Rideau Street;

**AND WHEREAS** those negotiations have concluded, and the terms of a lease have been agreed to by Live Nation Canada Inc.; and

**AND WHEREAS** it is desirable for this lease to be signed in a timely manner so that the lease between Live Nation Canada Inc. and the

National Capital Commission for the performance venue can also be finalized;

***THEREFORE BE IT RESOLVED THAT the Rules of Procedure Be Suspended to permit the introduction of the following motion:***

**WHEREAS** the proposed terms of the lease for that portion of George Street currently utilized as a parking area have been finalized; and

**WHEREAS** the terms of the lease are in accordance with Motion No. 2024 -38-09; and

**WHEREAS** the consideration for the lease has a value of \$2.4 million, subject to annual escalation rates and increases in the loss of City parking revenue generated at the subject site; and

**WHEREAS** this amount is above delegated authority to staff for approval and execution;

**THEREFORE BE IT RESOLVED** that Council delegate authority to the Interim Director, Housing Solutions and Investments to negotiate, enter into, conclude, execute, amend, and implement a Lease Agreement in respect of Part of George Street on Plan 42482, lying east for the eastern limit of Sussex Drive on Plan 42482 & lying west of the western limit of Dalhousie Street on Plan 42482, except Part 1 on Plan 5R6343, as described in PIN 04215-0140 between Live Nation Canada Inc. and the City.

**Carried**

20.2 Green Square Light-Up City Hall Motion

Motion No. **2025 - 49-08**

Moved by R. King

Seconded by M. Sutcliffe

***That the Rules of Procedure be suspended to consider the following Motion, so that arrangements can be made in time for January 29, 2025.***

**WHEREAS** Islamophobia has no place in our city; and

**WHEREAS** on January 29, 2017 a mass murder and injury of Muslims occurred at the Islamic Cultural Centre of Quebec City shocking all Canadians the entire nation of Canada; and

**WHEREAS** this tragic event serves as a reminder that we need to be ever vigilant to stand up to Islamophobia, and hate, terror, racism in all its forms; and

**WHEREAS** the Green Square Campaign is a nationwide effort to remind Canadians to stand up against Islamophobia; and

**WHEREAS** the Green Square Campaign encourages citizens and city councils to light their City halls green on January 29th; and

**WHEREAS** lighting City Hall green demonstrates to the Muslim community of Ottawa that we stand with them against Islamophobia hate;

**BE IT RESOLVED** that the City consider illumination in green of the Heritage Building at City Hall on January 29th, 2025 and 2026 (the end of this Council term) to honour the victims of the Islamic Culture Centre of Quebec City and show solidarity as a City with the Green Square Campaign and as a symbol of this commitment light city hall in green on January 29th every year thereafter and that the fee associated with this illumination be absorbed within existing budgets (Office of Protocol).

**Carried**

20.3 Holocaust Remembrance - Light-Up City Hall

Motion No. **2025 - 49-09**

Moved by R. King

Seconded by M. Sutcliffe

***That the Rules of Procedure be suspended to consider the following Motion, so that arrangements can be made in time for January 27, 2025.***

**WHEREAS** antisemitism has no place in our city; and

**WHEREAS** there has been a significant increase in antisemitism in Ottawa and throughout Canada; and

**WHEREAS** it is imperative that the City of Ottawa continue to stand united in allyship with Jewish residents against antisemitism; and



**WHEREAS** it is important that the horrors of the Holocaust – and lessons learned – remain present in the public consciousness, never to be repeated; and

**WHEREAS**, in 2024 the Mayor of Ottawa proclaimed January 27 as International Holocaust Remembrance Day in the City of Ottawa to create greater public understanding and awareness of this terrible period in history from 1933 to 1945; and

**WHEREAS** in 2024, City Council passed a motion to illuminate in yellow City Hall to honour International Holocaust Remembrance Day as a symbol of our commitment to combat antisemitism; and

**WHEREAS** these initiatives were well-received by council and the public and mark an important milestone for the City of Ottawa in combating hate;

**BE IT RESOLVED** that the City approve the illumination in yellow of the Heritage Building at City Hall to honour International Holocaust Remembrance Day on January 27, 2025 and 2026 (the end of this Council term) as a symbol of this commitment and that the fee associated with this illumination be absorbed within existing budgets (Office of Protocol).

**Carried**

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

21.1 Kanata Theatre

Moved by C. Curry

Seconded by G. Gower

**WHEREAS** Kanata Theatre has operated from the Ron Maslin Playhouse at 1 Ron Maslin Way in Kanata, Ontario since its construction in 1996; and

**WHEREAS** the City of Ottawa is the landlord for the Ron Maslin Playhouse; and,

**WHEREAS** Kanata Theatre entered a long-term lease agreement with the City as a tenant of the Ron Maslin Playhouse that remains in effect; and

**WHEREAS Section 14.1(e) of the Lease agreement entitles the City to have one representative on the Tenant's (Kanata Theatre) board of management;**

**THEREFORE BE IT RESOLVED THAT the City of Ottawa, as the Landlord, exercise its entitlement of Section 14.1(3) of the Lease agreement to have a city representative appointed to Kanata Theatre's Board of Management; and**

**BE IT FURTHER RESOLVED THAT the Councillor for Ward 23 – Kanata South serve as the City's appointee to the Kanata Theatre Board until a successor is appointed; and**

**BE IT FURTHER RESOLVED THAT the Councillor for Ward 23 – Kanata South and the General Manager of Recreation, Cultural and Facility Services be delegated the authority to identify an appropriate City staff representative to the board long term, with the appointment and notification to take place by way of memo to Council.**

#### 21.2 Housing Process

Moved by J. Leiper

Seconded by M. Sutcliffe

**WHEREAS the City of Ottawa's Provincial Housing Pledge commits to the building of 151,000 new homes in Ottawa by 2031; and**

**WHEREAS the City does not construct homes but does provide a planning and regulatory environment that enables the construction of new homes; and**

**WHEREAS the City has taken steps to improve applications timelines and reduce red tape for homebuilders, but there is continued opportunity to improve our processes and to innovate to achieve the goals of the Housing Pledge; and**

**WHEREAS between January 2023 and September 2024, the City approved 50,191 new units in the development pipeline. Of those 50,191 units only 8,300 have had building permits pulled, 24,732 are pending further approvals, and 17,159 are fully approved units waiting for development; and**

**WHEREAS Council has approved the Affordable Housing Community Improvement Plan (Affordable Housing CIP) Tax Increment**

**Equivalent Grant (TIEG) program, which will increase the stock of new affordable rental units for a minimum of 20 years; and**

**WHEREAS municipalities need to consider tools outside of the development review process that could help advance housing development and additional tools would be useful in order to incentivize the growth we need where we need it most.**

**THEREFORE BE IT RESOLVED that Council direct staff to set up a specialized, staff-led Task Force to discuss and evaluate ideas that would help the City advance housing projects and decrease application approval times and report to a joint meeting of Planning & Housing and Finance & Corporate Services Committees with the results of their research, recommendations and opportunities for early adoption at the earliest opportunity; and**

**BE IT FURTHER RESOLVED that staff to develop a new dashboard that will show the following to the public:**

- **Average time it takes to get an application approved**
- **Number of approvals so far this year**
- **Number of homes being built by builders**

**BE IT FURTHER RESOLVED that the review conducted by staff, with the assistance and guidance of the Task Force, include within its scope, but not limited to:**

1. **Reviewing and enhancing the role of Build Ottawa mandate vis-à-vis housing innovation (e.g., in site planning and preparation, etc)**
2. **The accelerated disposal of City land for innovative housing models such as “tiny homes”, modular housing, opportunities for conversions of City facilities and other structures or other innovations**
3. **Long-term leases on city-owned lands (e.g., discounted lease with option to purchase down the road)**
4. **Exploring the viability and legislative authority to consider lease to own models for attainable housing, vendor take back mortgages, issuance of bonds, including the community bond**

**and other potential financial tools for developments on city land**

5. **A streamlined urban design review process with an affordability lens**
6. **Accelerated escalation and resolution for development approvals disputes**
7. **Emerging technologies to streamline and accelerate Building Code reviews**
8. **Looking at ways to fast-track non-profit affordable housing providers and pre-zone city land for affordable housing to speed up development**
9. **Introducing a plan to speed up development approvals for federal surplus lands now in the Canada Public Land Bank or that is close to existing servicing and could be developed quickly**
10. **A development charge deferral program**
11. **Innovation around Transit Oriented Development**
12. **Reiterating the importance of working with the federal and provincial governments at ways to replace growth revenue with alternative funding**

21.3 Motion Regarding Future Use of the Newcomer Reception Centre

Moved by S. Devine

Seconded by L. Dudas

**WHEREAS on November 7th, 2024, Community & Social Services staff, acting on Council's delegated authority, recommended 1645 Woodroffe Avenue in Ward 9 (Knoxdale-Merivale) to be the location of the first Newcomer Reception Centre for the temporary housing of asylum seekers; and**

**WHEREAS the Newcomer Reception Centre system will help take pressure off Ottawa's conventional shelter system and address the immediate increasing need for appropriate support for asylum seekers; and**

**WHEREAS the recommended site at 1645 Woodroffe is immediately adjacent to the Nepean Sportsplex, one of Ottawa's most heavily used recreational facilities; and**

**WHEREAS the specific location of the Newcomer Reception Centre will result in the long-term loss of a sports field; and**

**WHEREAS the Newcomer Reception Centre is to be built in the form of a modular, pre-fabricated building structure, which has a potential life span of 25 years; and**

**WHEREAS residents across Ward 9 have expressed concerns about uncertainty over the long-term future use of the pre-fabricated building structure, and the impact that the Newcomer Reception Centre may have on the Nepean Sportsplex and its capacity to provide recreational programming in the area; and**

**WHEREAS the costs to procure, build and operate the Newcomer Reception Centre would be paid for through federal funding from IRCC's IHAP program but the City of Ottawa will be permanent owner of the facility; and**

**WHEREAS the proposed development of a pre-fabricated building structure offers a unique opportunity to integrate a multi-purpose facility that can be easily reconfigured and repurposed to support community and/or recreational activities once its initial use as a Newcomer Reception Centre is concluded; and**

**WHEREAS other municipalities and jurisdictions already use pre-fabricated building structures for a wide range of community, recreational, and other public uses;**

**THEREFORE BE IT RESOLVED THAT city staff update Council and Committee on the Newcomer Reception Centre system, including the purchase and development of the pre-fabricated building structure, as part of the next Integrated Transition to Housing Strategy update report in 2025; and**

**BE IT FURTHER RESOLVED THAT within two years of the opening of the Newcomer Reception Centre at 1645 Woodroffe, city staff provide a review to Committee and Council on the results of the program, as well as a re-evaluation of the need to continue using the structure as part of the Newcomer Reception Centre system; and**

**BE IT FURTHER RESOLVED THAT any future use of the pre-fabricated building structure once the needs of the Newcomer Reception Centre are fulfilled prioritize recreational uses (e.g. pickleball courts, basketball courts, art studios, etc); and**

**BE IT FURTHER RESOLVED THAT any future use of the pre-fabricated building structure be determined only after comprehensive engagement and consultation with local communities and the local Ward Councillor.**

22. Notice of Intent

Notice of Intent from the Integrity Commissioner to submit the 2024 Annual Report for consideration at the City Council Meeting of January 29, 2025.

23. Motion to Introduce By-laws

23.1 Three Readings

Motion No. **2025 - 49-10**

Moved by M. Carr

Seconded by C. Curry

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

2025-1 A by-law of the City of Ottawa to establish fees and charges for services, activities and information provided by Revenue Services of the Finance and Corporate Services Department and to repeal By-law No. 2024-2.

2025-2 A by-law of the City of Ottawa to amend By-law No. 2024-453, a by-law of the City of Ottawa to provide for solid waste management and to repeal by-law 2012-370.

2025-3 A by-law of the City of Ottawa to establish stormwater service fees and to repeal By-law No. 2024-4.

2025-4 A by-law of the City of Ottawa to amend the fees in By-law No. 2019-74, as amended, regulating the municipal water supply.

2025-5 A by-law of the City of Ottawa to amend By-law No. 2021-3, as amended by the Ontario Land Tribunal, respecting the ward boundaries of Wards 6, 9, 11, 13, 21, 24.

2025-6 A by-law of the City of Ottawa to amend By-law No. 2020-340 being a by-law of the City of Ottawa respecting the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa, and to repeal By-

laws 2009-200 and 2006-279.

2025-7 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.

2025-8 A by-law of the city of Ottawa to amend By-law No. 2003-499 respecting the designation of fire routes.

2025-9 A by-law of the City of Ottawa to designate certain lands at rue Big Dipper Street on Plan 4M-1672 as being exempt from Part Lot Control.

2025-10 A by-law of the City of Ottawa to designate certain lands at place Pingwi Place on Plan 4M-1617 as being exempt from Part Lot Control.

2025-11 A by-law of the City of Ottawa to approve the expropriation of certain property interests in the City of Ottawa for the purposes of the Stage 2 Ottawa Light Rail Transit System project including the Richmond Road Complete Street improvements.

2025-12 A by-law of the City of Ottawa to amend By-law No. 2019-397, designating community safety zones throughout the City of Ottawa.

2025-13 A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol from part of the lands known municipally as 930 March Road .

2025-14 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 37 Wildpine Court.

2025-15 A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol from the lands known municipally as 145 Loretta Avenue North.

2025-16 A by-law of the City of Ottawa to impose fees for planning applications and to repeal By-law Nos. 2024-415 and 2024-445.

2025-17 A by-law of the City of Ottawa to amend By-law No. 2012-402 to address fees relating to the prohibition, inspection and remediation of buildings used for marijuana grow operations and to repeal By-law 2024-14.

2025-18 A by-law of the City of Ottawa to amend By-law No. 2014-220 respecting the fees for building applications and permits, and to repeal By-law No. 2024-15.

2025-19 A by-law of the City of Ottawa to amend By-law No. 2014-78 respecting the naming of private roads and highways and the numbering of buildings and lots and to repeal By-law No. 2024-13, 2022-242, 2021-17, 2020-9, 2019-77 and 2016-30.

2025-20 A by-law of the City of Ottawa to amend fees and charges in the Building Code Services Branch for agency letters and to repeal By-law

2024-17.

2025-21 A by-law of the City of Ottawa to amend By-law 2016-326 respecting fees for permanent signs on private property and to repeal By-law 2024-16.

2025-22 A by-law of the City of Ottawa to amend By-law No. 2013-39 respecting fees for enclosures for privately-owned outdoor pools and to repeal By-law No. 2024-18, 2015-85, 2019-81, 2020-13, 2021-19 and 2022-246.

2025-23 A by-law of the City of Ottawa to amend By-law 2003-69, respecting fees for compliance reports in the Building Code Services Branch, and to repeal By-law 2024-019.

2025-24 A by-law of the City of Ottawa to amend By-law No. 2003-446 to regulate encroachments on City highways.

2025-25 A by-law of the City of Ottawa to amend By-law No. 2003-497 respecting permit fees for over-dimensional vehicles.

2025-26 A by-law of the City of Ottawa to amend By-law No. 2003-447 respecting fees for private approaches.

2025-27 A by-law of the City of Ottawa to amend By-law No. 2023-230 respecting fees for ROW patios on City highways.

2025-28 A by-law of the City of Ottawa to amend By-law No. 2003-520 respecting the fees for certain signs and advertising devices on City roads.

2025-29 A by-law of the City of Ottawa to amend By-law No. 2003-445 with respect to road cut, temporary road closures & temporary construction related encroachment fees.

2025-30 A by-law of the City of Ottawa to amend Volume 1 and Volume 2A of the Official Plan for the City of Ottawa to add the Pinecrest and Queensview Stations Secondary Plan.

2025-31 A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement the zoning of the Pinecrest and Queensview Stations Secondary Plan.

**Carried**

24. Confirmation By-law

Motion No. **2025 - 49-11**

Moved by M. Carr

Seconded by C. Curry

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



**To confirm the proceedings of the Council meeting of 22 January 2025.**

**Carried**

25. Inquiries

Following the reading of the three inquiries, Councillor Brockington raised a Point of Order concerning the impact that some inquiries may have on staff workload. The City Clerk clarified that the Procedure By-law includes a mechanism for staff to review each inquiry and assess whether it is of significant scope, such that it cannot be addressed with available resources or within a reasonable timeframe. In such instances, staff will notify the Committee and Council. Should the member choose to proceed with the inquiry, a motion would be required.

25.1 C. Curry - Energy -Inefficient Assets

Councillor C. Curry - Inquiry OCC 2025-01

As part of our commitment to sustainability and reducing our environmental impact, I am requesting an assessment to identify the City of Ottawa's top ten most energy-inefficient assets. This review should focus on city facilities and infrastructure with the largest environmental footprint.

When conducting this assessment, please consider:

1. **Lifecycle Analysis:** Evaluate the environmental and energy impact of each asset throughout its entire lifecycle.
2. **Energy Consumption:** Focus on assets with the highest energy use over their operational lifespan.
3. **Retrofit Potential:** Provide recommendations on the most viable candidates for retrofits or upgrades, considering cost-effectiveness and potential energy and emission reductions.

This information will be instrumental in prioritizing our efforts to improve energy efficiency and reduce emissions across city operations.

Please provide your findings and recommendations by Q2 2025.

25.2 S. Devine - Clarity and transparency over Newcomer Reception Centre

Councillor S. Devine - Inquiry OCC 2024-02

Since Council's decision in 2023 to delegate responsibility to City of Ottawa staff for the implementation of a new model for receiving asylum-seeking refugees to our city, a number of controversial decisions and announcements have been made, including the choice of locations for the Newcomer Reception Centre(s), the type of building structure chosen for the Newcomer Reception Centre(s), details about the procurement process, as well as the manner in which much of this information was communicated publicly.

Despite multiple public announcements and memos from program staff, the public still lacks sufficient clarity on many important questions, whether on site safety, transparency of process, or the program's financial viability.

To ensure the highest degree of transparency and accountability around these sensitive issues, I am requesting that staff provide answers to the following:

1. The proposed site for the reception centre at 1645 Woodroffe has been identified as being in proximity to soils contaminated with hydrocarbons. While program staff have been responding to questions pertaining to these environmental concerns, there still remains concern among the public about safety concerns.
  - a. Can staff provide clear evidence and reassurance that the site is safe for use as a Newcomer Reception Centre, and that its potential use does not pose a health risk to those who would be working and living at the centre, as well those who use and live in proximity to the Nepean Sportsplex?
  - b. What specific assessments or analyses have already taken place since this site was selected for the Newcomer Reception Centre, and what additional assessments will take place as part of any upcoming site plan applications?
  - c. Aside from the response to this inquiry, what actions will the city take to make public all information pertaining to site safety?
2. On January 14th, staff initiated a procurement process to hire a contractor to design and build the Newcomer Reception Centre at 1645 Woodroffe. The city's announcement of the procurement process BLT Construction Services as "the only available and qualified vendor to perform the scope of work required for this project." In addition to pre-identifying BLT Construction Services, the procurement process provided other potential bidders with a

two-week period to submit their qualifications and ask to be considered for the work. Further, it stated that, should no other vendor be willing or able to meet that two-week timeline or should no other qualified and available bidders be identified, staff will award the \$15-million contract to the pre-identified vendor. Given that this procurement approach has taken many in the local contracting/construction industry by surprise, as was communicated in the January 21 letter from the General Contractors Association of Ottawa and the Ottawa Construction Association, can staff please respond to the following:

- a. Can staff provide their rationale for choosing such a limited procurement approach for such a large project?
  - b. Can staff explain why, through their market assessment, they believe there to be only one available and qualified contractor for this project when reaction from the local contracting and construction community would suggest otherwise?
  - c. Can staff provide evidence-based assurance that this limited procurement approach will produce good value-for-money for the taxpayers of Ottawa?
3. There have multiple questions surrounding uncertainty the funding of this initiative. Staff have indicated on several occasions that the initiative will be wholly funded by the federal government but have not been adequately specific about the current state of that funding. Can staff please answer the following:
- a. Does the City have, in hand, sufficient federal funding to build and launch operations for this Newcomer Reception Centre?
  - b. Does the City have, in hand, sufficient federal funding to acquire and launch operations for the other necessary components to this program, i.e. the Taggart Family YMCA, the former convent on St. Joseph Boulevard, and up to 20 homes across Ottawa, all of which are to be used as transitional housing?
  - c. If no further funding is forthcoming from the federal government, for how long can the city operate the Newcomer Reception Centre on the existing federal funding, and would the city to operate the Newcomer Reception Centre in the absence of federal funding?

25.3 T. Tierney - Nightlife Commissioner Update

Councillor T. Tierney - Inquiry OCC 2024-03

Can the Nightlife Commissioner provide City Council with an update on the progress of the Nightlife Economy Action Plan, along with the expected outcomes for the upcoming year?

26. Adjournment

Motion No. **2025 - 49-12**

Moved by M. Carr

Seconded by C. Curry

**That the proceedings of the City Council meeting of 22 January 2025 be adjourned.**

**Carried**

The meeting adjourned at 12:07 pm.

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City Clerk

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Mayor