



Finance and Corporate Services Committee

Minutes

Meeting #: 20
Date: December 3, 2024
Time: 9:30 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Mayor Mark Sutcliffe, Vice-Chair: Councillor Catherine Kitts, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Glen Gower, Councillor Rawlson King, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor George Darouze

Absent: Councillor Tim Tierney

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 11 December 2024 in Finance and Corporate Services Committee Report 20.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Monday, 2 December 2024, and the deadline to register to speak by email is 8:30 am on Tuesday, 3 December 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

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 FCSC Minutes 19 - 6 November 2024

Carried

3.2 FCSC Confidential Minutes 19 - 6 November 2024 (Distributed separately)

Carried

3.3 Joint FCSC and PHC Minutes 2 - 6 November 2024

Carried

4. Responses to Inquiries

4.1 OCC 2024-14 - Ottawa Bicentennial Celebration

5. Finance and Corporate Services Department

5.1 Draft 2025 Operating and Capital Budgets - Finance and Corporate Services Committee

File No. ACS2024-FCS-FSP-0017 - Citywide

The draft budget was tabled at the Council meeting of November 13, 2024. The Finance and Corporate Services Committee report on the draft budget will be considered by Council at its meeting of December 11, 2024.

Mr. Cyril Rogers, General Manager and Chief Financial Officer, Finance and Corporate Services Department (FCSD) presented an overview of the

Budget and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

- Wendy Stephanson, City Manager
- Caitlin Salter MacDonald, City Clerk
- Debbie Stewart, General Manager, Strategic Initiatives
- Isabelle Jasmin, Deputy City Treasurer Corporate Finance
- Stuart Huxley, Interim City Solicitor

The following members of the public spoke before the Committee and provided comments:

- Neil Saravanamuttoo
- Laura Blanchette
- Robin Browne
- Carolyn Mackenzie, Glebe Community Association*
- Maya Papineau
- Diana Hamdan
- Sofia Chaudhry Schlichting
- Sydney Holmes
- Ashrakat Mostafa
- Alex Stratas, representative of the University of Ottawa Student Union (UOSU)

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

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

- Email dated 26 November 2024, from Ottawa Disability Coalition
- Letter dated 28 November 2024, from Federation of Citizens' Association of Ottawa (FCA)
- Submission dated 2 December 2024, from French Language Services

Advisory Committee

- Submission dated 3 December 2024 from Heidi Illingworth, Executive Director, Ottawa Victim Services

Following discussions and questions of staff and delegations, the Committee considered Motions No. FCSC 2024-20-02 to 03.

Report recommendation(s)

That the Finance and Corporate Services consider the relevant portions of the 2025 Operating and Capital Budgets and make recommendations to Council, sitting as Committee of the Whole, to be held December 11, 2024.

Motion No. FCSC 2024-20-02

Moved by C. Kitts

WHEREAS, on November 13, 2024, Council received and tabled the 2025 Draft Capital and Operating Budget (ACS2024-FCS-FSP-0017) and associated Committee budget books; and

WHEREAS it was discovered that corrections were required in the Finance and Corporate Services Committee Draft 2025 Budget document tabled with Council; and

WHEREAS Finance and Corporate Services has subsequently issued a revised Finance and Corporate Services Committee Draft 2025 Budget, which includes the following correction:

Non-Departmental	57,58,60, 108,110,112,113	57,58,60	66,67,69	The update is to revise the operating budget for approved VUT impacts
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THEREFORE BE IT RESOLVED THAT the Finance and Corporate Services Committee receive and consider the revised Finance and Corporate Services Committee Draft 2025 Budget document.

Motion No. FCSC 2024-20-03

Moved by C. Kitts

That the Finance and Corporate Services Committee recommend that Council, sitting as Committee of the Whole, approve the Finance and Corporate Services Committee Draft 2025 Operating and Capital Budget, as follows:

1. **Elected Officials - Operating Resource Requirement (page 2).**
2. **Office of the City Clerk Budget, as follows;**
 - a. **User fees (pages 6-7);**
 - b. **Operating Resource Requirement (page 5);**
3. **Legal Services Operating Resource Requirement (page 9)**
4. **City Manager's Office Operating Resource Requirement (page 12);**
5. **Public Information and Media Relations - Operating Resource Requirement (page 27);**
6. **Transit Services, Rail Construction Program Service, as follows:**
 - a. **User fees (pages 16-18);**
 - b. **Operating Resource Requirement (page 15);**
7. **Strategic Initiatives Department, as follows:**
 - a. **GM's Office and Business Support Services - Operating Resource Requirement (page 20);**
 - b. **Economic Development, as follows:**
 - i. **User fees (page 23);**
 - ii. **Operating Resource Requirement (page 22);**
 - c. **Housing Solutions and Investment Service, as follows:**
 - i. **User fees (page 54)**
 - ii. **Operating Resource Requirement (page 53)**

8. **Finance and Corporate Services Department, as follows:**
 - a. **Office of the Chief Information Security Officer Operating Resource Requirement (page 25)**
 - b. **Human Resources Operating Resource Requirement (page 29-30);**
 - c. **ServiceOttawa, as follows:**
 - i. **User fees (page 33);**
 - ii. **Operating Resource Requirement (page 32);**
 - d. **Information Technology Services – Operating Resource Requirement (page 35-36);**
 - e. **Supply Services - Operating Resource Requirement (page 38);**
 - f. **Chief Financial Officer/Treasurer and Business Support Services - Operating Resource Requirement (page 40);**
 - g. **Financial Strategies, Planning and Client Services - Operating Resource Requirement (page 42);**
 - h. **Revenue Services, as follows:**
 - i. **User fees (pages 45-47);**
 - ii. **Operating Resource Requirement (page 44);**
 - i. **Corporate Finance – Operating Resource Requirement (page 49);**
 - j. **Payroll, Pensions and Benefits Service – Operating Resource Requirement (page 51);**
9. **Non-Departmental - Operating Resource Requirement (revised pages 57-60).**
10. **Finance and Corporate Services Committee Capital Budget (page 61, individual projects listed on pages 115-125)**

Carried

6. Community and Social Service Department

6.1 Corporate Equity, Diversity, Inclusion and Belonging Framework

File No. ACS2024-CSS-GEN-013 - Citywide

Councillor R. King spoke to the item; the item was then put to Committee and Carried with Councillor M. Luloff and G. Darouze dissenting.

Report recommendation(s)

That the Finance and Corporate Services Committee recommend Council:

1. **Receive the annual update on the Corporate Diversity and Inclusion Plan, Women and Gender Equity Strategy and Anti-Racism Strategy, including evaluations and outcomes; and**
2. **Direct staff to develop an overarching Equity, Diversity, Inclusion and Belonging Framework to streamline equity, diversity, inclusion and belonging work at the City in collaboration with the community.**

Carried

7. Office of the City Clerk

7.1 2024 Ward Boundary Review

File No. ACS2024-OCC-GEN-0016 - Citywide

Report recommendation(s)

That Finance and Corporate Services Committee recommend that City Council approve the ward boundary amendments set out in Documents 1, 2 and 3, and as described in this report, to take effect for the 2026 Municipal Elections.

Carried

8. Strategic Initiatives Department

8.1 Affordable Housing Community Improvement Plan – Approval of Applications for Tax Increment Equivalent Grants (TIEG’s) Report

File No. ACS2024-SI-HIS-0015 - Citywide

Ms. Lauren Reeves, Manager, Strategic Housing Project Branch, Strategic Initiatives (SI) along with Ms. Geraldine Wildman, Director, Housing Solutions and Investments, SI spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Ms. Reeves and Ms. Debbie Stewart, General Manager, Strategic Initiatives responded to questions. Following discussion, the item was put to Committee and Carried as presented, with Councillor S. Menard dissenting.

Report recommendation(s)

That Finance and Corporate Services Committee recommend that Council:

- 1. Approve the application submitted by Claridge Homes (245 Rideau Phase 2) LP, for the property at 245-265 Rideau Street, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$9,360,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50% of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement;**
- 2. Approve the application submitted by Claridge Homes (Lebreton Flats Phase 5) LP for the property at 317 Lett Street, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$6,600,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50% of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement;**
- 3. Approve the application submitted by Claridge Homes (1707 Carling) LP for the property at 1707 Carling Avenue, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant**

of approximately \$4,680,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50% of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement;

4. Approve the application submitted by MPCT DIF DAM Lebreton Inc., for the properties at 661-665 Albert Street, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$16,520,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50% of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement;
5. Approve the application submitted by Claridge Homes (Hintonburg Yards) LP for the property at 1040 Somerset Street West, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$6,600,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50% of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement;
6. Approve the application submitted by Claridge Homes (George St No. 2) LP for the property at 141 George Street, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$7,200,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50% of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the

terms and conditions of an Affordable Housing CIP Agreement; and

- 7. Delegate the authority to the Director of Housing Solutions and Investment Services to execute Affordable Housing CIP Agreements establishing the terms and conditions governing the payment of the Affordable Housing TIEG with the owners and/or beneficial owners for the noted properties at:**
 - i. 245-265 Rideau Street**
 - ii. 317 Lett Street**
 - iii. 1707 Carling Avenue**
 - iv. 661-665 Albert Street**
 - v. 1040 Somerset Street West; and**
 - vi. 141 George Street,**

with such agreements being to the satisfaction of the City Solicitor and the Chief Financial Officer.

Carried

8.2 Acquisition of Property for Riverside South Recreation Complex and District Park

File No. ACS2024-SI-HSI-0005 - Riverside-Sud-Findlay Creek (22)

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 having Property Identification Number (PIN) 04331-3874, PIN 04331-3883, PIN 04331-3886 (the “Riverside South Recreation Complex Lands”) shown as Parcel 1 on Document 1 attached from Riverside South Development Corp. for \$12,784,000 plus applicable taxes and closing costs.**
- 2. Approve \$9,000,000 of Development Charges funding for the acquisition in addition to previously approved funding of \$4,500,000.**

3. **Delegate authority to the Director, Housing Solutions and Investments to enter into, conclude, execute, amend, and implement on behalf of the City, the Purchase Agreement for the acquisition of the “Riverside South Recreation Complex and District Park Lands” as described in this report.**

Carried

8.3 Acquisition of property at 5689 Ferry Road

File No. ACS2024-SI-HSI-0028 - West Carleton-March (5)

Mr. Nick Stow, Program Manager, Natural Systems, Strategic Initiatives (SI), Mr. Robin Souchen, Manager, Realty Services, SI, Mr. Will McDonald, Director, Climate Change and Resiliency, SI and Mr. Cyril Rogers, General Manager, Finance and Corporate Services Department responded to questions. Following discussion, the item was put to Committee and Carried on a vote of 8 Yeas to 3 Nays as follows:

Report recommendation(s)

That the Finance and Corporate Services Committee recommend City Council:

1. **Approve the fee simple acquisition of a 223-acre parcel of land, including structures, legally described as Pt Lt B, C, D Con Gore on Chaudiere Lake Fitzroy as in N773438 except Pt 1 4R23277; West Carleton, (PIN 04559-1843) and shown on Document 1 and 2 attached hereto, from Marion Elizabeth Badham for the total consideration of \$1,950,000 plus applicable taxes and closing costs.**
2. **Delegate authority to the Director, Housing Solutions and Investment Services to enter into a Purchase Agreement for the acquisition of 5689 Ferry Road as described in this report.**

For (8): M. Sutcliffe, L. Dudas, C. Curry, G. Gower, R. King, J. Leiper, R. Brockington, and S. Menard

Against (3): C. Kitts, M. Luloff, and G. Darouze

Carried (8 to 3)

8.4 Application for Approval to Expropriate Lands – Bank Street Renewal, Phase 1

File No. ACS2024-SI-HSI-0027 - River (16), Capital (17) Alta Vista (18)

Report recommendation(s)

That the Finance and Corporate Services Committee recommend that City Council enact a by-law, in the form attached in Document 1, approving the making of an application pursuant to Section 4 of the Expropriations Act for approval to expropriate lands that are required for purposes of the Bank Street Renewal project, Phase 1.

Carried

8.5 930 and 1010 Somerset Development Project: Determination of Land Use

File No. ACS2024-SI-HSI-0026 - Somerset (14)

On the outset, Councillor J. Leiper noted that he would move a motion on behalf of Councillor A. Troster, who then read in the motion.

Mr. Robin Souchen, Manager, Realty Services, Strategic Initiatives (SI) along with Ms. Geraldine Wildman, Director, Housing Solutions and Investments, SI spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegations:

- Alexandra Baril*
 - Cheryl Parrott
 - David Seaborn *
 - Brigitte LeBlanc-Lapointe
 - Catherine Boucher
 - Carol Sissons*
 - Christine McCuaig, Q9 Planning + Design Inc. (Agent for CEPEO)
 - Annie Dugas, Conseil des écoles publiques de l'Est de l'Ontario
- [* 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.]

After the Delegations, Councillor J. Leiper moved a Direction to Staff on behalf of Councillor A. Troster, who read in the Direction.

Mr. Souchen and Mr. Dan Chenier, General Manager, Recreation, Cultural and Facility Services responded to questions.

Following discussion, the Motion was put to Committee and Carried and the item was Carried as amended with the following Direction to staff:

DIRECTION TO STAFF (Councillor J. Leiper on behalf of Councillor A. Troster)

Staff be directed to include consultation of groups that currently provide programming in Plouffe Park in the development of the shared use agreement between the City of Ottawa and the CEPEO.

Report recommendation(s)

That the Finance and Corporate Services Committee recommend that Council:

1. **Approve in principle the concept plan for 930 and 1010 Somerset Street as detailed in this report and shown in Document 1 and direct City staff to pursue Zoning and Official Plan Amendments to facilitate the proposed development.**
2. **Declare Parcels 1 and 2 identified in Document 2, surplus properties within 930 and 1010 Somerset Street, being approximately .68 acres and 1.7 acres respectively and subject to final survey and severance, as Surplus Lands.**
3. **Delegate the authority to the General Manager of Strategic Initiatives to negotiate, finalize and execute:**
 - a. **An Agreement of Purchase and Sale to facilitate the disposal of the fee simple interest in Parcel 1 on Document 2 being approximately 0.68 acres, to the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO), to construct an elementary school and childcare facility, for consideration of \$6,490,000 subject to final adjustments on closing; and**
 - b. **An Option to Purchase in favour of the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO) for additional development land, if required, to support the construction of an elementary school gymnasium under the terms and conditions described in this report.**
4. **Waive the Disposal of Real Property Policy, the Ottawa Parkland Acquisition and Funding Policy, and the Affordable Housing Land and Funding Policy and redirect the net sale proceeds from the disposal of Parcel 1 (Recommendation 3a)**

and the Option Lands (Recommendation 3b) into the 1010 Somerset Capital Account to fund planning, design and site works.

5. Approve a 2025 Capital budget of \$1,235,000 for the continued planning, and consultation of a community hub, including the design of expanded recreation and cultural uses at 930 and 1010 Somerset Street.

Carried as amended

Motion No. FCSC 2024-20-01

Moved by J. Leiper

WHEREAS one of the key areas of community concern identified in the plan is the limited greenspace; and

WHEREAS the Ottawa Community Housing project at 930 Gladstone was not required to pay Cash in Lieu of Parkland, or provide a dedication of 10% of the site towards park space; and

WHEREAS West Centretown has one of the lowest percentage tree canopies in the City of Ottawa, per the Ottawa Neighbourhood Study, at 13.1% coverage; and

WHEREAS West Centretown has one of the lowest percentages of private greenspace in the city, with only 4.6% of land covered by residential parkland; and

WHEREAS the Official Plan and the West Downtown Core secondary plan project the addition of roughly 10,000 new housing units in the neighbourhood, and many of these will not have private greenspace; and

WHEREAS the high cost of land and existing high density make parkland acquisitions uniquely challenging in Somerset Ward; and

WHEREAS finding ways to maximize greenspace in the new development is an ongoing concern that will continue to be relevant as the project progresses through the detailed design phase; and

WHEREAS this concept plan includes provision for 1 hectare of new parkspace, and any changes to the concept plan proposed through the detailed design phase must maintain that provision.

THEREFORE, BE IT FURTHER RESOLVED that any land occupied by an aboveground District Energy System aboveground installation not be considered parkland for the purposes of the net parkland gain; and
BE IT FURTHER RESOLVED that tree retention be considered and addressed as part of the planning review process, with the goal of preserving as many mature trees as possible.

Carried

9. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

11. Inquiries

There were no Inquiries.

12. Other Business

There was no other business.

13. Adjournment

Next Meeting

February 4, 2025.

The meeting adjourned at 2:06 pm.

Original signed by M. Aston,
Committee Coordinator

Original signed by Mayor M.
Sutcliffe, Chair