

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

Motions – A. Troster – Étude de faisabilité – Création d'un règlement sur le permis de rénovation et la relocalisation

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 20225-40-04 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 renovictions 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 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.****
- 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.**

Recommandation(s) du comité

Que le conseil :

1. **Demande à la greffière municipale, au nom du Conseil, d'écrire au premier ministre de l'Ontario et au ministre des Affaires municipales et du Logement pour demander à la Province de :**
 - a. **faire entrer immédiatement en vigueur les mesures de protection des locataires prévues par la *Loi de 2006 sur la location à usage d'habitation*, adoptée en juin 2023 par le biais du projet de loi 97 afin de prévenir les expulsions illégales;**
 - b. **financer des ressources supplémentaires pour la sensibilisation et l'éducation du public concernant les droits des locataires en ce qui concerne les expulsions dues à des rénovations et à des réparations, ainsi que les expulsions en général et**
 - c. **fournir des fonds supplémentaires pour ajouter des ressources aux cliniques juridiques financées par la Province afin d'appuyer et de protéger les locataires et de prévenir les expulsions illégales.**
2. **Demande aux membres du personnel de communiquer avec leurs homologues des ministères concernés pour savoir quand et comment les mesures de protection des locataires approuvées dans l'Annexe 7 du projet de loi 97 entreront en vigueur.**
3. **Approuve qu'une copie de la motion no PHC 20225-40-04 soit partagée avec l'Association des municipalités de l'Ontario (AMO).**
4. **Demande au directeur général des Services de protection et d'urgence de procéder, dès que le gouvernement provincial aura annoncé le calendrier d'application de l'annexe 7 du projet de loi 97 ou après trois mois, selon la première éventualité, à un examen des règlements municipaux en vue de créer un règlement municipal sur**

les rénovictions, en tenant compte de la portée et de l'approche adoptées par les villes de Hamilton et de Toronto, et de présenter un rapport au deuxième trimestre de 2026;

- 5. Approuve que, compte tenu de l'incertitude entourant le calendrier d'application provincial et du manque de données concernant les règlements municipaux sur les rénovictions récemment adoptés par d'autres municipalités ontariennes, le directeur général des Services de protection et d'urgence et l'avocat général fassent le point, au besoin, sur les aspects suivants, entre autres :**
 - a. les modifications apportées aux règlements municipaux sur les rénovictions des autres municipalités ontariennes;**
 - b. les changements apportés par le gouvernement provincial relativement au projet de loi 97;**
 - c. les données publiées à propos des règlements municipaux sur les rénovictions en Ontario;**
 - d. les contestations judiciaires soulevées contre des règlements municipaux sur les rénovictions en Ontario.**
- 6. Demande au personnel de trouver des sources de financement supplémentaires, au besoin, pour cet examen des règlements municipaux avant que le Conseil n'examine ce point à sa réunion du 22 janvier 2025, si la présente motion est adoptée;**
- 7. Approuve le retrait du Plan de travail de l'examen des règlements municipaux 2023-2026 de l'examen des règlements d'application potentiels sur les souffleuses à feuilles et les petits moteurs à deux temps et de l'examen des règlements d'application sur les salons de massage.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, January 15, 2025
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 janvier 2025
2. Motion – A. Troster – Feasibility Assessment – Development of a Renovation Licence and Relocation By-law, dated January 15, 2025 (ACS2025-OCC-CCS-0005)
Motion – A. Troster – Étude de faisabilité – Création d'un règlement sur le permis de rénovation et la relocalisation, daté le 15 janvier 2025 (ACS2025-OCC-CCS-0005)
3. General Manager's Memo, Emergency and Protective Services, dated January 15, 2025 (ACS2025-EPS-PPD-0001)
Note de service du Directeur général, Services de protection et d'urgence, daté le 15 janvier 2025 (ACS2025-EPS-PPD-0001)
4. Response to Inquiry from Councillor A. Troster, Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa, Response dated January 6, 2025.
Réponse à la demande de renseignements de Conseillère A. Troster, Émission d'avis N5, N12 et N13, et d'augmentations de loyer supérieures au taux légal auprès de la Commission de la location immobilière à Ottawa, Réponse daté le 6 janvier 2025.

Planning and Housing
Committee
Report 40
January 22, 2025

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Comité de de la planification et
du logement
Rapport 40
Le 22 janvier 2025

Extract of Minutes 40
Planning and Housing Committee
January 15, 2025

Extrait du procès-verbal 40
Comité de la planification et du logement
Le 15 janvier 2025

Feasibility Assessment – Development of a Renovation Licence and
Relocation By-law

File No. ACS2024-EPS-PPD-0005

Motion No. PHC 20225-40-03

Moved by A. Troster

BE IT RESOLVED THAT the Planning and Housing Committee allow discussion of the following items for consideration by the committee at today's meeting, pursuant to subsection 89(4) of the Procedure By-law (being by-law no. 2022-410) to allow full consideration of the associated matters, including public delegations as well as presentation and questions to staff:

- 4.2 PHC-2024-04 – Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa
- 6.1 Feasibility Assessment – Development of a Renovation Licence and Relocation By-law.

Carried

At the outset, Councillor Troster introduced the following two motions:

1. *WHEREAS amendments to the Residential Tenancies Act, 2006 to protect tenants from renovictions received Royal Assent on June 28, 2003, through Schedule 7 of the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97), but have not yet been proclaimed into force, and*

WHEREAS those pending amendments include, among other protections, a requirement that landlords who wish to evict a tenant to make renovations or repairs to a rental unit provide a report by a

qualified individual certifying that vacant possession of the rental unit is required, and include penalties and fines for non-compliance with this requirement; and

WHEREAS funding for tenant education and tenant legal defence is required to ensure that tenants make informed decisions when faced with potential evictions to prevent unlawful evictions and to mitigate the devastating impact of unnecessary displacement of individuals and families; and

WHEREAS the Government of Ontario recognized the need for the tenant protections in their Bill 97; and

WHEREAS the delay in these provisions being proclaimed into force of Schedule 7 has required municipalities in Ontario to consider expending limited municipal resources and passing municipal by-laws simply mirroring the approved Provincial legislation;

THEREFORE BE IT RESOLVED THAT Council 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.*

BE IT FURTHER RESOLVED THAT staff be directed 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.

- 2. THEREFORE BE IT RESOLVED THAT Council 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

BE IT FURTHER RESOLVED 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*

BE IT FURTHER RESOLVED that staff be directed 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

BE IT FURTHER RESOLVED that Council 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.

The Committee then heard from the following delegations:

1. Karen Andrews, ACTO
2. Alex McDonald
3. Kaite Burkholder Harris, Alliance to End Homelessness

4. Patrick Laplante
5. Robin Browne
6. Aileen Leo, Ottawa Mission
7. Eddy Roue, ACORN
8. Sara Laviolette
9. Nelda Giroux
10. Debbie Staples
11. Paul Burns
12. David Longchamps
13. Dustin Munro
14. Sharon Katz
15. Christelle Azzi, Community Legal Services of Ottawa
16. John Dickie
17. Mathew Milne
18. Artur Estrela da Silva, The Carleton University Students'
Association

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

- Email dated January 12, 2025 from ACORN
- Email dated January 13, 2025 from Paul Johanis, Federation of Citizens' Associations
- Email dated January 14, 2025 from Claire Michela
- Email dated January 14, 2025 from Tony Miller

- Email dated January 15, 2025 from William van Geest

The following Staff were present and responded to questions:

- Emergency and Protective Services:
 - Ryan Perrault, General Manager
 - Valerie Bietlot, Manager, Public Policy Development
- Legal Services:
 - Christine Enta, Legal Counsel
- Office of the City Clerk:
 - Caitlin Salter MacDonald, City Clerk
 - Robert Tremblay, Program Manager, Council and Committee Services
- Planning, Development and Building Services:
 - Vivi Chi, General Manager

Having concluded delegations and questions of staff, Councillor Brockington introduced the following Friendly Amendment to Councillor Troster's motion that speaks to Amendments to the *Residential Tenancies Act*:

BE IT FURTHER RESOLVED THAT a copy of the motion be shared with the Association of Municipalities of Ontario (AMO).

The Committee carried the following motions as presented with Councillor W. Lo dissenting on Motion No. PHC :2025-40-05:

Motion No. PHC 2025-40-04

Moved by A. Troster

WHEREAS amendments to the Residential Tenancies Act, 2006 to protect tenants from renovictions received Royal Assent on June 28,

2003, through Schedule 7 of the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97), but have not yet been proclaimed into force, and

WHEREAS those pending amendments include, among other protections, a requirement that landlords who wish to evict a tenant to make renovations or repairs to a rental unit provide a report by a qualified individual certifying that vacant possession of the rental unit is required, and include penalties and fines for non-compliance with this requirement; and

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WHEREAS the Government of Ontario recognized the need for the tenant protections in their Bill 97; and

WHEREAS the delay in these provisions being proclaimed into force of Schedule 7 has required municipalities in Ontario to consider expending limited municipal resources and passing municipal by-laws simply mirroring the approved Provincial legislation;

THEREFORE BE IT RESOLVED THAT Council 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:

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3. **Provide additional funding to add resources for Provincially funded legal clinics to support and protect tenants and to prevent instances of illegal evictions.**

BE IT FURTHER RESOLVED THAT staff be directed 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.

BE IT FURTHER RESOLVED THAT a copy of the motion be shared with the Association of Municipalities of Ontario (AMO).

Carried

Motion No. PHC 2025-40-05

Moved by A. Troster

Carried with Councillor W. Lo dissenting

THEREFORE BE IT RESOLVED THAT Council 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

BE IT FURTHER RESOLVED 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:

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- any data made publicly available relating to renoviction by-laws in Ontario
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BE IT FURTHER RESOLVED that staff be directed 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

BE IT FURTHER RESOLVED that Council 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.

Carried