



Ottawa City Council

Minutes

Meeting #: 52

Date: February 26, 2025

Time: 10 am

Location: Andrew S. Haydon Hall, 110 Laurier Avenue West

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 David Brown, Councillor Steve Desroches, Councillor Wilson Lo

Absent: Councillor George Darouze, Councillor Allan Hubley

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, 26 February 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. Public notices and meeting information

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject

to discussion; personal information disclaimer for correspondents; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

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

3. National Anthem

The National Anthem was performed by Katanya Lionel-Walsh, Olive Mbey and Rhoda Joseph.

4. Roll Call

All Members of Council were present, except for Councillors G. Darouze and A. Hubley.

5. Confirmation of Minutes

5.1 Minutes of the Council meeting of 12 February 2025

Carried

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

No Declarations of Interest were filed.

7. Communications

The communications were received.

7.1 Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

7.2 Petitions

Petition received containing physical and electronic portions with the signatures of 931 people requesting the City of Ottawa to participate in the transition to renewable energy. The petitioners request the City welcome and encourage the development of renewable energy and energy storage

projects. They seek the lifting of the pause on the siting of renewable energy projects and minimize delay and implement zoning and permitting regulations in relation to these projects.

8. Regrets

Councillor A. Hubley advised that he would be absent from the City Council meeting of 26 February 2025.

9. Motion to Introduce Reports

Motion No. **2025 - 52-01**

Moved by M. Carr

Seconded by C. Curry

That the Audit Committee Report 10, Built Heritage Committee Report 21, Environment and Climate Change Committee Report 15, Emergency Preparedness and Protective Services Committee Report 16, Planning and Housing Committee Report 42 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of February 12, 2025” be received and considered.

Carried

10. Audit Committee Report 10

10.1 Office of the Auditor General (OAG) – Investigation of the Trillium Line Training Program

File No. ACS2025-OAG-BVG-001 - City-wide

Committee recommendation(s)

That Council consider and approve the recommendations.

Carried

10.2 Office of the Auditor General (OAG) – Investigation of Building Code Services

File No. ACS2025-OAG-BVG-002 - City-wide

Committee recommendation(s)

That Council consider and approve the recommendations.

Carried

10.3 Office of the Auditor General (OAG) – 2024 Report on the Fraud and Waste Hotline

File No. ACS2025-OAG-BVG-003 - City-wide

Committee recommendation(s)

That Council receive the 2024 Report on the Fraud and Waste Hotline.

Received

10.4 Office of the Auditor General (OAG) – 2024 Annual Report and Updated Plan and Priorities

File No. ACS2025-OAG-BVG-004 - City-wide

Committee recommendation(s)

That Council:

1. **Receive the 2024 Annual Report;**
2. **Approve the 2025 Update to the 2024-2025 Audit Work Plan; and,**
3. **Approve the 2024-2027 Strategic Plan.**

Carried

11. Built Heritage Committee Report 21

11.1 Designation of 1121 Wellington Street West under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0005 – Kitchissippi (Ward 15)

Committee recommendation(s)

That Council issue a Notice of Intention to Designate the Tollkeeper’s House, 1121 Wellington Street West under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

Carried

11.2 Repeal of By-Law Designating 6295 Fourth Line Road under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0008 – City-wide

Committee recommendation(s)

That Council repeal the by-law designating 6295 Fourth Line Road under Part IV of the *Ontario Heritage Act*.

Carried

12. Environment and Climate Change Committee Report 15

12.1 Residential Protective Plumbing and Compassionate Grant Program – Review and Proposed By-law and Program Updates

File No. ACS2025-IWS-WL-0007 – City-wide

Committee recommendation(s) as amended

That Council:

1. **Approve the proposed changes to the Residential Protective Plumbing program as outlined in this report, and the associated by-law, substantially in the form attached as Document 1 (as amended by Motion ECCC 2025-15-02), to be in effect April 1, 2025; and,**

2. **Approve the proposed changes to the Compassionate Grant program as outlined in this report.**

Carried

12.2 Landfill Gas Utilization Agreement Extension

File No. ACS2025-PWD-SWS-0001 – City-wide

Committee recommendation(s)

That Council delegate authority to the General Manager of Public Works to negotiate, amend, finalize, and implement a 5-year extension of the Landfill Gas Utilization agreement with PowerTrail Inc. for the Trail Waste Facility Landfill.

Carried

12.3 Motion - S. Menard - Energy and GHG Reduction Program

File No. ACS2025-OCC-CCS-0014 – City-wide

Committee recommendation(s)

That Council recommend:

1. **That the Infrastructure and Water Services Department be directed to explore opportunities for funding, collaboration, and implementation of municipal retrofits internally and with the Federation of Canadian Municipalities, Hydro Ottawa / Envari, and the federal and provincial governments to ensure alignment of objectives and the best opportunities to benefit the City of Ottawa;**
2. **That the Infrastructure and Water Services Department be directed to research alternative parameters, including longer term savings and GHG reductions for the municipality by modification of the payback term, to reframe the terms of the Energy and GHG Reduction Program;**

3. **That staff report back to the Environment and Climate Change Committee by Q3 2025 with recommended funding sources, terms, and associated benefits.**

Carried

13. Emergency Preparedness and Protective Services Committee Report 16

13.1 Ottawa Fire Services 2025 Station Location Study

File No. ACS2025-EPS-OFS-0001 – Citywide

Committee recommendation(s)

That Council

1. **Receive this report for information; and**
2. **Approve the expansion and renovation of Station 94 (5669 Manotick Main St.) and Station 93 (6891 Parkway Rd.) to accommodate full-time on-site career firefighter staffing as outlined in this report, subject to approval through the budget process for the relevant funding year.**

Carried

14. Planning and Housing Committee Report 42

14.1 Zoning By-law Amendment – 256 Rideau Street and 211 Besserer Street

File No. ACS2025-PDB-PSX-0015 – Rideau-Vanier (12)

Committee recommendation(s)

That Council refuse an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 1,349.8 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units.

Carried

14.2 Zoning By-Law Amendment – 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025

File No. ACS2025-PDB-PS-0009 – Kanata North (4)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250, as amended, for 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025 as shown in Document 1, to permit a residential subdivision consisting of low-rise residential uses, mixed-use blocks, a public park, and a school, as detailed in Document 2.

Carried with Councillor C. Kelly dissenting.

Carried

15. Bulk Consent Agenda

15.1 Built Heritage Committee Report 21

15.1.1 Designation of 343 Bronson Avenue under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0007 – Somerset (Ward 14)

Committee recommendation(s)

That Council issue a Notice of Intention to Designate the former Erskine Presbyterian Church at 343 Bronson Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

Carried

15.2 Environment and Climate Change Committee Report 15

15.2.1 Sewer Use By-law Review

File No. ACS2025-IWS-WL-0009 – City-wide

Committee recommendation(s)

That Council approve the updated Sewer Use By-law as described in this report, and substantially in the form attached as Document 1, to be in effect July 1, 2025.

Carried

15.3 Planning and Housing Committee Report 42

15.3.1 Zoning By-law Amendment – 35 MacKay Street and 71 Thomas Street

File No. ACS2025-PDB-PSX-0023 – Rideau-Rockcliffe (13)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 35 MacKay Street and 71 Thomas Street, as shown in Document 1, from “Residential Fourth Density, Subzone ‘UD’, Urban Exception 900 (R4UD[900])” to “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX1 (R4UD[XXX1])” and “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX2 (R4UD[XXX2])” in order to facilitate the creation of a new lot for the construction of a new single detached dwelling, as detailed in Document 2.

Carried

15.3.2 Application for new construction at 35 MacKay Street, a property designated under Part V of the Ontario Heritage Act, located in the New Edinburgh Heritage Conservation

File No. ACS2025-PDB-RHU-0003 – Rideau-Rockcliffe (13)

Planning and Housing Committee and Built Heritage Committee recommendation(s)

That Council:

1. **Approve the application for new construction at 35 MacKay Street according to plans by Ardington and Associates Designs dated November 7, 2024 and September 3, 2024 received on December 3, 2024, conditional upon:**
 - a. **The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
 - b. **The applicant providing samples of all final exterior materials for approval by heritage staff at the time of the submission of the building permit application.**
 - c. **The applicant providing heritage staff with updated municipal addressing for the severed and retained portions of the subject property.**
2. **Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department.**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

Carried

15.3.3 Zoning By-law Amendment – 2040 Arrowsmith Drive

File No. ACS2025-PDB-PS-0006 – Beacon Hill-Cyrville (11)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 2040 Arrowsmith Drive, as shown in Document 1, to permit a six-storey mixed use building, as detailed in Document 2.

Carried

15.3.4 Zoning By-law Amendment – 250 Forestglade Crescent

File No. ACS2025-PDB-PSX-0016 – Gloucester-Southgate (10)

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 250 Forestglade Crescent, as shown in Document 1, to rezone the lands from R3L to R3L[XXXX] H12 in order to add residential care facility as an additional permitted land use and increase the maximum permitted building height to 12 metres, as detailed in Document 2.

Carried

15.4 City Clerk – Summary of Oral and Written Public Submissions

15.4.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of February 12, 2025

Report recommendation(s)

That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of February 12, 2025, that are subject to the ‘Explanation Requirements’ being the *Planning Act*, subsections 17(23.1), 22(6.7), 34(10.10) and 34(18.1), as applicable, as described in this report and attached as Document 1-2.

Carried

16. In Camera Items

There were no *in camera* items.

17. Motion to Adopt Reports

Motion No. **2025 - 52-02**

Moved by M. Carr

Seconded by C. Curry

That the Audit Committee Report 10, Built Heritage Committee Report 21, Environment and Climate Change Committee Report 15, Emergency

Preparedness and Protective Services Committee Report 16, Planning and Housing Committee Report 42 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of February 12, 2025” be received and adopted as amended.

Carried

18. Motions of Which Notice Has Been Previously Given

18.1 Covid-19 Remembrance Motion – 5th anniversary

Note: The Kavanagh/Kitts Motion of which Notice was previously given at the 12 February 2025 City Council meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.

Motion No. **2025 - 52-03**

Moved by T. Kavanagh

Seconded by C. Kitts

WHEREAS on March 11, 2020 the World Health Organization declared the COVID-19 viral disease a pandemic, and

WHEREAS the COVID-19 pandemic has been unprecedented in its far-reaching impacts, including collective trauma, on individuals, families, children and vulnerable communities, and

WHEREAS the impacts of COVID-19 continue to be felt in overburdened and under-resourced health care systems and a range of other public services that have still not fully recovered from the pandemic, and

WHEREAS as of January 2024, more than 80% of Canadians had been infected with COVID-19 and by September 2024, 60,871 Canadians had died from COVID-19, and

WHEREAS as of January 2024, 1,302 Ottawa residents had died due to COVID-19, not taking into account the number who are impacted where family died elsewhere nationally or internationally, and

WHEREAS the WHO has advised that global communities transition from COVID-19 emergency approach to a longer-term disease management approach, sustaining capacity for public health

responses, community education and awareness based on emerging realities and risks, and

WHEREAS the leadership and front line workers at Ottawa Public Health, as well as health and social service agencies including hospitals across the City of Ottawa, worked tirelessly and effectively to guide the City of Ottawa through the COVID-19 pandemic, and continue to monitor and respond to a vast range of pandemic-related impacts, and

WHEREAS in March 2021, the Government of Canada designated March 11, 2021, as a National Day of Observance to commemorate the people who lost their lives and the significant impacts we have all felt because of COVID-19, and

WHEREAS March 11 will mark the fifth anniversary of the declaration of COVID-19 as a world-wide pandemic,

THEREFORE BE IT RESOLVED that Ottawa City Council join the federal government in designating March 11, 2025, as a Day of Observance to commemorate the people who lost their lives and the significant impacts we have all felt because of COVID-19,

THEREFORE BE IT RESOLVED that the 2025 Day of Observance of the fifth anniversary of the COVID-19 pandemic be marked by a flag at half-mast in front of the Heritage Building at City Hall on March 11, 2025.

Carried

18.2 International Women's Day

Motion No. **2025 - 52-04**

Moved by A. Troster

Seconded by J. Bradley

WHEREAS in 1910 women delegates from around the world met in Copenhagen to propose that Women's Day become an international event to promote equal rights for women; and

WHEREAS the first International Women's Day was held in 1911 with the support of over a million people; and

WHEREAS in 1977, the General Assembly of the United Nations officially called for all countries to mark a day for the recognition of women's economic, political and social achievements; and

WHEREAS municipalities can play a profound role in promoting and advancing gender equity; and

WHEREAS local and international activists, organizations, and affected communities have shown us more work is required to achieve gender equity; and

WHEREAS every year thousands of events are held around the world to inspire, celebrate and honour women.

THEREFORE BE IT RESOLVED THAT Ottawa City Council declare March 8, 2025, to be International Women's Day in the City of Ottawa.

Carried

19. Motions Requiring Suspension of the Rules of Procedure

19.1 Provincial Planning Statement

Motion No. **2025 - 52-05**

Moved by J. Leiper

Seconded by D. Brown

That the Rules of Procedure be suspended to consider the following Motion to obtain endorsement from Council to hold a 'Special Meeting' of the Planning and Housing Committee and Agriculture and Rural Affairs Committee.

WHEREAS the Provincial Planning Statement came into force on October 20, 2024.

WHEREAS staff made a submission to the Minister on October 4, 2024 requesting a transition period for 3 matters:

- **A transition that the PPS 2024 policies, including Policy 2.1.1. for the incorporation of Ministry of Finance population projections as the basis of growth projections occur at the time of the Official Plan review cycle.**
- **Similarly, a transition that any policy that is to be informed by Provincial guidelines, including incorporation of the Ministry of Finance population projections as the basis of growth**

projections, does not apply until the applicable Provincial guidelines are made available to municipalities.

- A four-month transition period before private applications for settlement area boundary expansions can be received, allowing municipalities the opportunity to amend their Official Plans to process such applications

WHEREAS the Province did not establish any transition provisions. **WHEREAS** the Official Plan requires an update relating to settlement area boundary expansions, strategic growth areas, major transit station areas, employment areas, residential uses within Agricultural Resource Areas, cultural heritage resources, and other changes to the PPS 2024.

WHEREAS Section 26 of the Planning Act requires a ‘special meeting’ be held to discuss an update the Provincial Planning Statement and is sanctioned by Council.

THEREFORE BE IT FURTHER RESOLVED Council delegate to a Joint Meeting of Planning and Housing Committee and Agriculture and Rural Affairs Committee the authority for the special meeting under Section 26 to discuss the Provincial Planning Statement related updates to the Official Plan.

BE IT FURTHER RESOLVED THAT such meeting should, if possible, be held in April, 2025.

Carried

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

20.1 Use of Mooney’s Bay Parking Lot

Moved by R. Brockington

Seconded by T. Tierney

WHEREAS the St. Elias Antiochian Orthodox Parish located at 750 Ridgewood Avenue is expecting significant attendance during the Orthodox Easter period that will result in overflow parking needs that cannot be accommodated on their site; and

WHEREAS the parish has requested the ability for their parishioners to use the Mooney’s Bay Park parking lot during the Easter season, in keeping with past arrangements; and

WHEREAS, with 1600 families in the parish, there have been community concerns with accommodating overflow parking on the local residential streets during the Orthodox Easter period; and

WHEREAS parking at City parks for unrelated uses is generally not permitted if it is unrelated to use of the park; and

WHEREAS the Parks and Facilities By-law 2004-276 provides the general hours of operation of parks is 5 a.m. to 11 p.m.;

THEREFORE BE IT RESOLVED that Council approve the issuance of a park permit to allow the St. Elias Antiochian Orthodox Parish to use the Mooney's Bay Park parking lot during their Orthodox Easter events on the following dates and times:

- **Sunday April 13 from 9:30 a.m. to 1:30 p.m.**
- **Friday April 18 from 5:30 p.m. to 9:30 p.m.**
- **Saturday April 19 from 9 p.m. to 2 a.m.**

BE IT FURTHER RESOLVED that Council waive the associated park rental fee.

21. Motion to Introduce By-laws

21.1 Three Readings

Motion No. **2025 - 52-06**

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.

2025-81 A by-law of the City of Ottawa to designate certain lands at 299 Carling Avenue, as being exempt from Part Lot Control.

2025-82 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.

2025-83 A by-law of the City of Ottawa to close Part of George Street on Registered Plan 42482, in the City of Ottawa;

2025-84 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 250 Forestglade

Crescent.

2025-85 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025.

2025-86 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 35 MacKay Street and 71 Thomas Street.

2025-87 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2040 Arrowsmith Drive.

2025-88 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Hazeldean Road).

2025-89 A by-law of the City of Ottawa for the granting of rebates for the installation of protective plumbing devices to reduce the risk of basement or cellar flooding from City sewer backup for residential units and to repeal by-law 2016-376.

2025-90 A by-law of the City of Ottawa to amend By-law 2007-268 respecting fees and charges for public transit services.

Carried

22. Confirmation By-law

Motion No. **2025 - 52-07**

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 26 February 2025.

Carried

23. Inquiries

There were no Inquiries.

24. Adjournment

Motion No. **2025 - 52-08**

Moved by M. Carr

Seconded by C. Curry

That the proceedings of the City Council meeting of 26 February 2025 be adjourned.

Carried

City Clerk

Mayor