



## Ottawa City Council

### Minutes

**Meeting #: 59**

**Date: May 28, 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 David Brown, Councillor Steve Desroches, Councillor Allan Hubley, Councillor Wilson Lo

#### 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, May 28, 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.

3. National Anthem

Councillor C. Kelly

The National Anthem was performed by Lyndon Slewidge.

4. Roll Call

All Members of Council were present.

5. Confirmation of Minutes

5.1 Minutes 58 of the City Council meeting of 14 May 2025

**Carried**

5.2 Confidential Minutes 58 of the City Council meeting of 14 May 2025

**Carried**

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

No Declarations of Interest were filed.

7. Communications

7.1 Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

7.2 Petitions

A petition submitted by ATU Local 279, containing 1836 signatures, regarding upcoming bargaining requesting a collective agreement that addresses higher wages and proper compensation, better working conditions and work/life balance, and additional flex benefits.

8. Regrets

No regrets were filed.

9. Motion to Introduce Reports

Motion No. **2025-59-01**

Moved by D. Brown  
 Seconded by C. Curry

**That the Built Heritage Committee Report 22, Environment and Climate Change Committee Report 17, Joint Environment and Climate Change Committee and Agriculture and Rural Affairs Committee Report 2, Joint Emergency Preparedness and Protective Services Committee and Public Works and Infrastructure Committee Report 1, Planning and Housing Committee Report 47 and Public Works and Infrastructure Committee Report 19 be received and considered.**

**That the Rules of Procedure be suspended to receive and consider the report from Strategic Initiatives Department entitled “Update on the 2023-2026 City Strategic Plan”.**

**Carried**

10. Strategic Initiatives Department

10.1 Update on the 2023-2026 City Strategic Plan

File No. ACS2025-SI-SPO-0001 - City-wide

**Report Recommendation(s)**

**That, at its meeting of May 28, 2025, Council receive and table the Mid-term Update on the 2023-2026 Term of Council Priorities and Corporate Strategic Risks.**

**Received and tabled.**

11. Built Heritage Committee Report 22

11.1 Designation of the former Bell Telephone Exchange Buildings at 251 Besserer Street, 200 First Avenue and 43 Eccles Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0015 – Rideau-Vanier (Ward 12); Somerset (Ward 14); Capital (Ward 17)

**Committee Recommendation(s)**

**That Council:**

1. **Issue a Notice of Intention to Designate 251 Besserer Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**
2. **Issue a Notice of Intention to Designate 200 First Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 7.**
3. **Issue a Notice of Intention to Designate 43 Eccles under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.**

**Carried**

11.2 Designation of 323-327 Rideau Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0027 – Rideau-Vanier (Ward 12)

**Committee Recommendation(s), as amended**

**That Council issue a Notice of Intention to Designate 323-327 Rideau Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4, as amended by Motion No BHC 2025-22-01.**

**Carried**

11.3 Designation of église Saint-François-d'Assise at 1062 Wellington Street West, and église Saint-Joseph d'Orléans at 2757 St. Joseph Boulevard under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0024 – Orléans East-Cumberland (Ward 1); Orléans West-Innes (Ward 2); Kitchissippi (Ward 15)

**Committee Recommendation(s), as amended**

**That Council:**

1. **Issue a Notice of Intention to Designate église Saint-François-d'Assise at 1062 Wellington Street West under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

2. **Issue a Notice of Intention to Designate église Saint-Joseph d'Orléans at 2757 St. Joseph Boulevard under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6.**

**Carried**

- 11.4 Designation of the Ottawa Mosque, 251 Northwestern Avenue under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0006 - Kitchissippi (Ward 15)

**Committee Recommendation(s)**

**That Council issue a Notice of Intention to Designate the Ottawa Mosque, 251 Northwestern Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.**

**Carried**

- 11.5 Repeal of the by-laws designating 38-44 Clarence Street, 520 Queen Elizabeth Driveway, 1518 Stittsville Main Street, and the Lemieux Island Bridge under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0025 - City-wide

**Committee Recommendation(s)**

**That Council pass a by-law to repeal by-laws 7-81, 370-81, 32-86, and 232-85 designating 38-44 Clarence Street, 520 Queen Elizabeth Driveway, 1518 Stittsville Main Street, and the Lemieux Island Bridge to be of cultural heritage value under Part IV of the *Ontario Heritage Act*.**

**Carried**

12. Environment and Climate Change Committee Report 17

- 12.1 Water By-law Review

File No: ACS2025-FCS-REV-0003 - City-wide

**Committee Recommendation(s)**

**That Council approve the updated Water By-law substantially in the form attached as Document 1 to be in effect May 1, 2025 including the following, as described in this report:**

- **A service fee for cancelled and rescheduled service appointments.**
- **A perimeter water meter requirement for private developments.**
- **A bill correction fee due to denial of access.**
- **A leak assistance program.**

**Carried**

**12.2 Source Water Protection Septic System Inspection Program: Municipal Wellhead Protection Area Risk Management**

File No. ACS2025-IWS-AM-0003 - City-wide

**Agriculture and Rural Affairs Committee and Environment and Climate Change Committee Recommendation(s)**

**That Council approve the Source Water Protection Septic Inspection Program as described in this report.**

**Carried**

**13. Joint Environment and Climate Change Committee and Agriculture and Rural Affairs Committee Report 2**

**13.1 Water Rate Structure Review**

File No. ACS2025-FCS-REV-0004 - City-wide

**Joint Committee Recommendation(s)**

**That Council approve revisions to the Water, Wastewater and Stormwater Services Rate Structure, as described in this report and including the following:**

1. **The stormwater rate structure based on impervious surface area, referred to as the “Blended option” in this report, for the properties within the Official Plan urban boundary to be implemented in 2027.**

2. **The stormwater rate structure based on impervious surface area, referred to as the “Blended option” in this report, for properties within the villages of Manotick, Richmond and Carp to be implemented in 2027.**
3. **A roadside ditch maintenance special area levy for all other properties within the Official Plan rural boundary, except the villages of Manotick, Richmond and Carp, governed by Agriculture and Rural Affairs Committee to be implemented in 2027.**
4. **Approve the establishment of a Rural and Urban roadside ditch maintenance capital program as part of the 2026 budget process.**
5. **Approve the funding allocation to Rural and Urban roadside ditch maintenance capital program as outlined in this report starting 2027.**
6. **The transfer of funding for culverts from the stormwater program to the City’s general levy to be implemented in 2027 with the new urban and village stormwater rate structure.**
7. **The water and wastewater rate structure for drinking water services and wastewater services, referred to as the “Made-To-Measure” option in this report, with fixed charges and separate tiered structures for residential, multi-residential and non-residential properties to be implemented in 2027.**
8. **The consolidation of the Fire Supply Fund into the overall Water Fund with the implementation of the new water and wastewater rate structure.**
9. **Increase the proportion of total water and wastewater revenues recovered from fixed fees from 20 per cent to 35 per cent with the implementation of the new water and wastewater rate structure.**
10. **A wholesale water rate, referred to as the “High-Volume Consumer Rate” in this report, with the implementation of the new water and wastewater rate structure.**
11. **A bulk fill water rate to be implemented in 2026.**

**12. Transfer the oversight of funds allocated toward rural ditch maintenance to the Agriculture and Rural Affairs Committee.**

**Carried**

**14. Joint Emergency Preparedness and Protective Services Committee and Public Works and Infrastructure Committee Report 1**

**14.1 Review of Special Event By-laws**

File No. ACS2025-EPS-PPD-0002 – City-wide

Pursuant to Procedure By-law (2025-100) Section 33, subsection (10), and at the request of Councillor Leiper, the directions to staff from Councillor Plante and Councillor Hill were treated as Motions (Motion No. 2025-59-02 and Motion No. 2025-59-03).

**Joint Committee Recommendation(s), as amended**

**That Council:**

- 1. Repeal By-law 2001-260 and By-law 2013-232 and approve the recommended Special Events By-law and Highway Events By-law, as described in this report and in the general form set out in Document 1, as amended at Sections 13(1) and 14, and Document 2, as amended, respectively, to be in force on January 2, 2026, and:**
  - a. Approve the recommended minor amendments to the Licensing By-law (No. 2002-189), as amended, to harmonize definitions and standards with the Special Events By-law, as described in this report and in the general form set out in Document 3, to be in force on January 2, 2026; and**
  - b. Approve the recommended minor amendments to the Noise By-law (No. 2017-255), as amended, to harmonize definitions and standards with the Special Events By-law, as described in this report and in the general form set out in Document 4, to be in force on January 2, 2026;**
  - c. That volunteers tending to traffic barricades or directing parking be a minimum age of 18 years old or supervised by an adult where they are younger than 18 years old;**



- d. That the requirement for a volunteer tending to traffic barricades or directing parking to have a driver's licence be removed and stricken from the staff report.
  - e. That the requirement to develop and adopt a code of conduct for special events be optional and not mandatory;
  - f. That the requirement for event staff and volunteers to complete Ottawa Public Health's online "Safer Events" training prior to working or volunteering at a special event be strongly recommended and not mandatory;
2. **Establish interim delegated authority for the General Manager of Public Works, or their authorized representative, to approve weekday road closures from 6 AM to 6 PM for local and collector roads, and for major collector and arterial roads with the consent of impacted Ward Councillors, as detailed in the Delegated Authority for Road Closures section of the report, to be effective upon Council approval and until January 2, 2026;**
  3. **Approve the recommended amendments to the Vendors on Highways By-law (No. 2005-358), as amended, Designated Spaces By-law (No 2007-478), as amended, and Licensing By-law (No. 2002-189), as amended, to allow the presence and participation of licensed mobile refreshment vehicles, mobile refreshment carts, mobile canteens, refreshment stands and itinerant sellers at special events and block parties, as described in this report and in the general form set out in Document 5, to be in force on January 2, 2026;**
  4. **Approve amendments to the Noise By-law (No. 2017-255, as amended) to allow weekday noise exemptions to be extended for up to one hour when outdoor special events are impacted by weather delays and other unforeseen events, with the prior consent of the Ward Councillor, as described in this report and in the general form set out in Document 6, to be in force on January 2, 2026;**
  5. **Approve amendments to the Licensing By-law (No. 2002-189, as amended) and Schedule 9 respecting all-night dance event license requirements for establishments and events operating under a liquor license issued by the Alcohol and Gaming Commission of Ontario, as described in this report and in the**

**general form set out in Document 7 and to be effective upon enactment;**

**6. Receive the following documents:**

- a. Document 8 – Assessment of the application of the Noise By-law for demonstrations (for information);**
- b. Document 9 – Assessment of regulations for preventing harassment in public places (for information); and**
- c. Document 10 – Assessment of regulations to address nuisance parties (for information).**

Carried as amended, with dissent from Councillor D. Hill, and with dissents from Councillors S. Desroches and C. Kitts on Recommendation 1.c).

**Carried as amended**

**Motion No. 2025-59-02**

Moved by S. Plante

Seconded by R. King

**That staff include the development of regulations for preventing harassment in public places as an item for consideration as part of the next Term of Council's By-law Review Work Plan to be approved by Council, and to include within the scope of this work consideration of gender-based and intersectional impacts, and a public behaviour or street harassment by-law such as the Public Nuisance By-law in London, Ontario, and the Public Behaviour By-law in Calgary, Alberta, among others.**

Carried with dissent from Councillor S. Devine.

**Carried**

**Motion No. 2025-59-03**

Moved by D. Hill

Seconded by A. Hubley

**That staff be directed to report back to the Public Works and Infrastructure Committee in Q2 of 2027 with a report on the impact of**

**the voluntary notification system for demonstrations, including a comparison with the previous permit system, and with statistics and analysis that includes the following:**

- 1. Proactive disclosures and coordination by organized protests with the City of Ottawa**
- 2. Any changes to the costs to city and relevant city partners (ex. police), if available, in managing protests**
- 3. Any noticeable trends in demonstration activity in Ottawa**

For (12): M. Sutcliffe, L. Dudas, D. Hill, C. Curry, C. Kelly, T. Tierney, S. Plante, C. Kitts, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (11): M. Luloff, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, S. Menard, and M. Carr

**Carried (12 to 11)**

#### **14.2 Feasibility Assessment - Vulnerable Social Infrastructure By-law**

File No. ACS2025-EPS-PPD-003

**Direction to Staff** (Councillor J. Bradley)

That staff be directed to formally consult with the Host Nation through the Algonquin Anishinaabe Consultative Circle regarding the proposed Vulnerable Social Infrastructure By-law, and to ensure that concerns raised by Elders and Host Nation leaders – particularly related to protest rights on unceded territory – are meaningfully considered as part of the stakeholder engagement process.

#### **Joint Committee Recommendation(s)**

- 1. That Council direct staff to develop a Vulnerable Social Infrastructure By-law for the City of Ottawa within a nine-month timeline, incorporating the following considerations:**
  - a. Prohibition of Demonstrations Near Vulnerable Social Infrastructure: The by-law shall prohibit demonstrations within a defined distance of vulnerable social infrastructure. Vulnerable Social Infrastructure may include, but is not limited to, places of worship, schools, hospitals, and long-term care and congregate care facilities.**

- b. **Time-Limited Protective Zones:** Staff shall consider establishing time-limited protective zones that are active only during operational hours or specific high-risk periods. The scope of the by-law shall be narrowly tailored to minimize any infringement on Charter-protected rights and freedoms, while ensuring adequate Charter protection for vulnerable individuals.
- c. **Protective Distance:** Staff shall assess and recommend an appropriate protective distance of up to 80 meters around vulnerable social infrastructure and shall also consider other means of protecting safe access such as delegated authority for staff or other officials to erect barricades and close highways, as may be appropriate.
- d. **Targeted Application:** The by-law shall include provisions to ensure that the protective zones do not apply to demonstrations that are not specifically directed at the protected vulnerable social infrastructure.
- e. **Labour/Internal Exemption:** The by-law shall explicitly exempt lawful labour union protests, strikes, pickets, or any other activities undertaken as part of a labour dispute or negotiation or other types of internal dispute involving the owners or occupants of the vulnerable social infrastructure.
- f. **Scope of Government-Owned Infrastructure:** The by-law shall apply to government-owned property only where the primary function of the building or facility is to provide medical care, education, or long-term care or congregate care services. The by-law shall explicitly exclude from its scope buildings such as embassies, Ottawa City Hall, and the Parliament of Canada, even if such buildings contain education facilities, clinics, or other care services onsite.
- g. **Offences and Penalties:** Staff include appropriate offences and penalties in the by-law that are consistent with those found in comparable City of Ottawa by-laws.
- h. **Safe Access Approach:** Staff shall incorporate a "safe access approach" to ensure that the by-law facilitates

unimpeded and safe access to vulnerable social infrastructure while respecting the right to lawful protest.

- i. **Consultation and Engagement:** As part of the by-law development process, staff shall conduct consultations and engagement with affected communities, including property owners and operators of vulnerable social infrastructure, community organizations, advocacy groups, and members of the public.
  - j. **Interagency Collaboration:** Staff in By-law and Regulatory Services, and Legal Services shall work, in coordination with the Ottawa Police Services, under the direction of Ottawa Police Services Board, on the City's enforcement plan, to develop an enforcement strategy that is consistent with the *Municipal Act, 2001*, the *Community Safety and Policing Act, 2019*, and other applicable federal and provincial laws.
  - k. **Reporting Timeline:** Staff shall report back to the Emergency Preparedness and Protective Services Committee within nine months with a draft by-law, an implementation plan, and an assessment of resource implications.
  - l. **Contingency for Provincial or Federal Legislation:** If, within the nine-month period, the provincial or federal government enacts legislation pertaining to vulnerable infrastructure, the General Manager of the Emergency and Protective Services department report back to Emergency Preparedness and Protective Services Committee with an analysis of such legislation.
2. That Council approve an adjustment to the Council-approved 2023-2026 By-law Review Work Plan by deferring the preliminary planning and research for the Vehicle-for-Hire By-law Review to the next Term of Council, in order to prioritize the development of the Vulnerable Social Infrastructure By-law within the current Term of Council;
  3. That Council approve that the Mayor of Ottawa write a letter to the federal and provincial governments to request that the City of Ottawa and relevant communities be engaged on the

**development of any legislation to address intimidation and harassment at protests, in particular protests directed at vulnerable social infrastructure or individual seeking access to them.**

For (21): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, T. Tierney, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, M. Carr, C. Kitts, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (3): S. Devine, J. Bradley, and S. Menard

**Carried (21 to 3)**

Motion No. **2025-59-04**

Moved by T. Kavanagh  
Seconded by J. Bradley

**BE IT RESOLVED that Recommendation 1 of the item titled “Feasibility Assessment – Vulnerable Social Infrastructure By-law,” be amended to read as follows:**

**“That Council direct staff to develop a Vulnerable Social Infrastructure By-law for the City of Ottawa within a twelve-month timeline, incorporation the following considerations:”**

For (11): G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, S. Menard, and M. Carr

Against (13): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, T. Tierney, R. Brockington, C. Kitts, D. Brown, S. Desroches, A. Hubley, and W. Lo

**Lost (11 to 13)**

15. Planning and Housing Committee Report 47

15.1 Zoning By-law Amendment - 295 & 355 Deschâtelets Avenue

File No. ACS2025-PDB-PSX-0044 – Capital (Ward 17)

The report was Carried with Councillor S. Menard dissenting.

**Committee Recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 295 and 355 Deschâtelets Avenue, as shown in Document 1, to permit a planned unit development consisting of 30 dwelling units, as detailed in Document 2.**

Carried with dissent from Councillor S. Menard.

**Carried**

16. Public Works and Infrastructure Committee Report 19

16.1 Evening and Weekends Parking Rate Review

File No. ACS2025-PWD-RPS-0002 - City-wide

**Committee Recommendation(s), as amended**

**That Council approve:**

1. **The updated Municipal Parking Management Strategy Rate Setting Guidelines to address the parameters for extending or removing paid parking during the weekday evenings or during the weekend (daytime or evening).**
2. **That the Adjusting On-Street Hours of Operation section of the Rate Setting Guidelines, as included as Document 3 to the Evening and Weekends Parking Rate Review report (ACS2025-PWD-RPS-0002), be amended as follows:**
  - **The extent of paid parking in the evening (weekdays and weekends), where warranted, will be 7:30 pm (instead of 9:00 pm)**
  - **Weekend daytime and evening parking, where warranted, will be limited to Saturday (instead of both Saturday and Sunday)**
3. **That Parking Services report back to the Public Works and Infrastructure Committee in Q2 2027 on the effectiveness of the measures implemented as part of this report, and with proposed changes they believe may be required when they report back.**

**Carried**

Motion No. **2025-59-05**

Moved by R. Brockington

Seconded by S. Plante

**Whereas, the ByWard Market is confronting a number of challenges, as part of its evolution back to a major City destination; and**

**Whereas, the downtown revitalization action plan, led by the Ottawa Board of Trade, includes significant attention and investment in the ByWard Market; and**

**Whereas, maintaining times of free parking, is a short-term strategy while the ByWard Market continues with its revival;**

**THEREFORE BE IT RESOLVED that Recommendation 2 be amended to include the following exclusion:**

- **That the ByWard Market neighbourhood, Zone 17 – Byward North/East, Zone 18 – Byward Core and Zone 19 – Besserer, be excluded from increasing the times of day that paid parking will be required.**

For (2): S. Plante, and R. Brockington

Against (22): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, T. Tierney, R. King, A. Troster, J. Leiper, S. Menard, M. Carr, C. Kitts, D. Brown, S. Desroches, A. Hubley, and W. Lo

**Lost (2 to 22)**

**16.2 Speed Reduction on Earl Armstrong Road from River Road to Limebank Road**

File No. ACS2025-OCC-CCS-0064 - Riverside-Sud-Findlay Creek (Ward 22)

**Committee Recommendation(s), as amended**

**That Council approve the reduction of the speed limit on Earl Armstrong Road from River Road to Limebank Road to 70 km/h.**

**Carried**



16.3 Motion – Councillor T. Tierney – Bank Street Active Transportation and Transit Priority Feasibility Study

File No. ACS2025-OCC-CCS-0061 - City-wide

**Committee Recommendation(s), as amended**

**That Council approve that as part of the Bank Street Active Transportation and Transit Priority Feasibility Study, staff be directed to review the impacts of any recommended changes to Bank Street on adjacent community streets that could be used as cut-through routes, and develop appropriate mitigation measures, as required.**

**Carried**

17. Bulk Consent Agenda

17.1 Built Heritage Committee Report 22

17.1.1 Update on Amending By-laws for Heritage Conservation Districts

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

**Committee Recommendation(s)**

**That Council receive this report for information.**

**Received**

17.1.2 Motion – Councillor A. Troster - 267 O'Connor Street

File No. ACS2025-OCC-CCS-0054 – Somerset (Ward 14)

**Committee Recommendation(s)**

1. **That Council approve an amendment to the “Development Agreement Requirements” and delegate authority to the General Manager, Planning Development, and Building Services Department to amend the Development Agreement to reflect the following changes:**
  - a. **The Privately Owned Public Space will be constructed within 12 months of the issuance of the demolition permit for the building.**

- b. In the event a building permit has not been issued for the replacement building within 24 months from the issuance of the demolition permit for the building the applicant shall provide a new site plan showing an increase to the Privately Owned Public Space to a minimum of 50% coverage of the footprint of the existing building for approval by the General Manager, Planning Development, and Building Services Department. The applicant shall implement the revised site plan within 30 days of the approval; and,
- 2. That Council direct staff to revise the Heritage Permit associated with this matter to reflect the above changes.

**Carried**

## 17.2 Planning and Housing Committee Report 47

### 17.2.1 Zoning By-law Amendment - 4401 Fallowfield Road

File No. ACS2025-PDB-PSX-0039 – Barrhaven West (Ward 3)

#### **Committee Recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 4401 Fallowfield Road, as shown in Document 1, to permit a warehouse, automobile dealership, animal hospital, and park, as detailed in Document 2.**

**Carried**

### 17.2.2 Zoning By-law Amendment – 535 Legget Drive

File No. ACS2025-PDB-PSX-0045 – Kanata North (Ward 4)

#### **Committee Recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 535 Legget Drive, as shown in Document 1, to permit the conversion of the existing 11-storey office building into a mixed-use building with ground floor office space, as detailed in Document 2.**

**Carried**

17.3 Public Works and Infrastructure Committee Report 19

17.3.1 2024 Parking Services Annual Report

File No. ACS-PWD-RPS-0003 - City-wide

**Committee Recommendation(s)**

**That Council receive the Parking Services 2024 Annual Report.**

**Received**

18. In Camera Items

There were no *in camera* items.

19. Motion to Adopt Reports

Motion No. **2025-59-06**

Moved by D. Brown

Seconded by C. Curry

**That Built Heritage Committee Report 22, Environment and Climate Change Committee Report 17, Joint Environment and Climate Change Committee and Agriculture and Rural Affairs Committee Report 2, Joint Emergency Preparedness and Protective Services Committee and Public Works and Infrastructure Committee Report 1, Planning and Housing Committee Report 47 and Public Works and Infrastructure Committee Report 19 be received and adopted as amended.**

**Carried**

20. Motions of Which Notice Has Been Previously Given

20.1 Encroachments (Parking Pads) on the Longpré Lebrun Marquette Integrated Renewal Project

*Deferred from the Ottawa City Council meetings of 30 April and 14 May 2025.*

*Note: The Plante/Menard Motion of which Notice was previously given at the 16 April 2025 City Council meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.*

Motion No. **2025-59-07**

Moved by S. Plante  
 Seconded by S. Menard

**WHEREAS** beginning in 2025 the City will undertake the integrated renewal of various streets municipally known as Marquette Avenue, Longpré Street, Lebrun Street, Michel Circle, des Pères Blancs Avenue, and Ste-Monique Street in Ward 12, known as the Longpré Lebrun Marquette Integrated Renewal project; and

**WHEREAS** through the design phase, staff have identified that some of the driveway parking pads within the project limits are not in full conformance with the City's Use and Care of Roads By-law 2003-498 and have been there for decades; and

**WHEREAS** for existing properties, the Use and Care of Roads By-law are normally enforced only on a complaint-driven basis; and

**WHEREAS** there have been no complaints with respect to the non-compliant parking pads in this area; and

**WHEREAS** the area residents support providing relief for residents with parking pads while acknowledging that any future driveways (private approaches) and parking pads (encroachments) must be in accordance with City by-laws.

**THEREFORE BE IT RESOLVED** that in respect of the renewal of Longpré Street (Shakespeare Street) and Michel Circle, that parking pads be reinstated as they were immediately prior to the reconstruction of these streets, except 235 Shakespeare and 270 Michel Circle where these present an operational or potential safety risk.

**Carried**

## 20.2 Strandherd Mural

*Note: The Hill/Tierney Motion of which Notice was previously given at the 14 May 2025 City Council meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.*

Motion No. **2025-59-08**

Moved by D. Hill  
 Seconded by T. Tierney

**WHEREAS the Infrastructure and Water Services Department is undertaking the Strandherd Drive Widening growth project, a project to expand Strandherd Drive to four lanes that has a budget allotment of approximately \$113 million; and**

**WHEREAS the Strandherd Drive overpass at the railway adjacent to Clarke Fields has recently been subject to antisemitic graffiti vandalism, causing fear for residents and spreading hate speech in the community; and**

**WHEREAS murals are out of scope of the City's Public Art policy and the application process for the City's 2025 mural program has closed; and**

**WHEREAS public murals are a tactic known for deterring graffiti vandalism and beautifying neighbourhoods;**

**THEREFORE BE IT RESOLVED that up to \$60,000 be allocated from the existing Strandherd Widening capital budget for the implementation of the mural at the Clarke Fields underpass, and that staff manage the mural project in coordination with the Councillor's Office for Ward 3 Barrhaven West.**

**BE IT FURTHER RESOLVED that the Councillor's Office for Ward 3 Barrhaven West work with the West Barrhaven Community Association to manage and maintain the mural once implemented in accordance with the Ottawa Mural By-law (By-law 2022-304).**

**Carried**

**21. Motions Requiring Suspension of the Rules of Procedure**

**21.1 Remove the Holding Symbol from the Details of Recommended Zoning and by-law to Council agenda for 1835 Stittsville Main Street**

**Motion No. 2025-59-09**

Moved by G. Gower

Seconded by J. Leiper

***BE IT RESOLVED that the Rules of Procedure be waived to consider this motion at the Council meeting of May 28, 2025, as the enactment of the by-law will accelerate the development of housing.***

**WHEREAS at the March 8, 2023, meeting of City Council, report ACS2023-PRE-PS-0020 Zoning By-law Amendment – 1835 Stittsville Main Street, was approved as amended to rezone the lands shown in Area A from RU (Rural Countryside) to R3Z[XXX1]-h (Residential Third Density, Subzone Z, Urban Exception XXX1 with Holding Symbol) and to rezone the lands shown in Area B from RU to R3Z[XXX2]-h (Residential Third Density, Subzone Z, Urban Exception XXX2 with Holding Symbol); and**

**WHEREAS Motion No. 2023 – 10/03 recommended that staff be directed to list the by-law on a future Council agenda for enactment only after being advised that the issues regarding cost sharing obligations related to services installed by the Area 6 landowners for connection by 1835 Stittsville Main Street at the time of redevelopment, have been resolved between the owners of 1835 Stittsville Main Street and the adjacent Area 6 lands; and**

**WHEREAS on May 12, 2025 and May 13, 2025, City staff received written confirmation by the owners and the adjacent Area 6 lands representatives that all aforementioned issues have now been resolved between the parties and the by-law may come forward to a subsequent City Council agenda for approval; and**

**WHEREAS as a result of the issue resolution between the Owner of 1835 Stittsville Main Street and the adjacent Area 6 landowners the Holding Symbol is no longer required on the rezoned land at 1835 Stittsville Main Street;**

**THEREFORE BE IT RESOLVED THAT that Council amend Planning and Housing Committee Report 4, Item 4.2: Zoning By-law Amendment – 1835 Stittsville Mainstreet, as amended, by:**

**Replacing Recommendation 1 with the following text:**

**“That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1835 Stittsville Main Street, as shown in Document 1 to this motion, to rezone the lands shown in Area A from RU to R3Z[XXXX] and to rezone the lands shown in Area B from RU to R3Z, both to permit low rise development as detailed in Document 2 attached to this motion.”**

**THEREFORE BE IT FURTHER RESOLVED THAT by-law 2025-223, a by-law of the City of Ottawa to amend By-law No. 2008-250 to change**

the zoning of lands known municipally as 1835 Stittsville Main Street, be added to the City Council agenda on Wednesday, May 28, 2025, “Motion to introduce by-laws” section.

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

**Carried**

## 21.2 Orléans Craft Beer Festival

Motion No. **2025-59-10**

Moved by M. Luloff

Seconded by L. Dudas

***BE IT RESOLVED that the Rules of Procedure be waived to consider this motion at the Council meeting of May 28, 2025, as the scheduled event will take place prior to the next City Council meeting of June 11, 2025.***

**WHEREAS** The Orléans Craft Beer Festival is an outdoor festival promoting traditional, exotic and different worlds of beer, wine, spirits and street foods, featuring multiple food vendors, breweries and live entertainment; and

**WHEREAS** The Orléans Craft Beer Festival is to occur on Friday, June 6, 2025, through Sunday, June 8, 2025; and

**WHEREAS** Centrum Boulevard from Brisebois Crescent to Prestone Drive is required to be closed to accommodate the festival and on-street festival set-up; and

**WHEREAS** the on-street festival set-up will commence at 7:00 a.m. on Friday, June 6, 2025, and the festival will begin operation at 5:00 p.m. on Friday, June 6, 2025; and

**WHEREAS** the on-street festival take-down will commence at 7:00 a.m. on Sunday, June 8, 2025, and continue until 8:00 p.m. on Sunday, June 8, 2025.

**WHEREAS** the City of Ottawa’s Special Events on City Streets By-law (2001-260) prohibits road closures before 6:00 p.m. Monday to Friday;

**THEREFORE BE IT RESOLVED** that Council approve the road closure for Centrum Boulevard from Brisebois Crescent to Prestone Drive from 7:00 a.m. on Friday, June 6, 2025 to 8:00 p.m. on Sunday, June 8, 2025 for the Orléans Craft Beer Festival, providing it meets the requirements, conditions and approval of Special Events Advisory Team (SEAT).

**Carried**

21.3 Replacement ground sign for Hard Rock Ottawa at the Rideau Carleton Raceway

Motion No. **2025-59-11**

Moved by C. Kitts

Seconded by D. Brown

***BE IT RESOLVED that the Rules of Procedure be waived to consider this motion at the City Council meeting of May 28, 2025 due to time constraints associated with the sign project and Professional Women's Hockey League 2025 Draft at Hard Rock Ottawa in late-June.***

**WHEREAS** Hard Rock Ottawa is currently undertaking a major redevelopment of the Rideau Carleton Raceway site to include a hotel, live entertainment venue, restaurants, and expanded casino facilities; and

**WHEREAS** as part of this redevelopment, the existing ground sign located on Albion Road South is being replaced to improve visibility and modernize the site's branding; and

**WHEREAS** the existing sign was originally approved through a By-law in the City of Gloucester and has been in place for more than 30 years; and

**WHEREAS** the proposed replacement sign will maintain the existing foundation but will otherwise be completely rebuilt with updated materials and Hard Rock branding; and

**WHEREAS** the proposed sign represents a reduction in overall height by seven feet and a reduction in total signage area by approximately 15 per cent, equating to a footprint decrease of over



500 square feet from the original design, and over 200 square feet compared to the existing sign; and

WHEREAS the PWHL (Professional Women's Hockey League) recently announced it will host its 2025 Draft at Hard Rock Ottawa in late-June, and timely completion of the signage is important for wayfinding and the site's overall presentation in advance of this high-profile event and Hard Rock's grand opening; and

WHEREAS the standard variance process includes legislative timelines, and administrative tasks which could place the opening timeline and event readiness at risk;

THEREFORE BE IT RESOLVED that Council approve an exemption to section 122 of the Permanent Signs on Private Property By-law (2016-326) with respect to sign height, sign face area, and message centre area, in order to permit the proposed replacement ground sign for Hard Rock Ottawa at the Rideau Carleton Raceway.

Carried

#### 21.4 Providing clarity on the MSR Process

Motion No. **2025-59-12**

Moved by L. Dudas

Seconded by D. Brown

*That the Rules of Procedure be suspended to consider the request for a support resolution for the South March BESS project and the following Motion so that the project proponent can provide proof of municipal support to the Independent Electricity System Operator (IESO) to provide greater certainty to the proponent that they will meet their contractual obligations with the IESO and to provide the necessary certainty to the Province and local hydro utilities that the City recognizes the crucial role battery storage systems play in meeting the city and province's future electricity needs.*

WHEREAS two BESS projects located within Ottawa were awarded contracts through the LT1 RFP in 2024; and

WHEREAS Council granted a Municipal Support Resolution (MSR) to the Trail Road BESS in 2023, but declined an MSR for the Fitzroy BESS due to site suitability and consultation concerns; and

**WHEREAS the proponent has since conducted extensive consultation and relocated the project approximately 13 kilometres, now referred to as the South March BESS; and**

**WHEREAS these changes significantly alter the project's character, prompting the proponent to request Council's consideration of the new project via a letter dated May 25, 2025; and**

**WHEREAS the IESO requires proof of municipal support by February 2026 to maintain the project's contractual standing; and**

**WHEREAS Council's current MSR process requires concurrent submission with zoning and site plan applications; and**

**WHEREAS given the project's long history, early Council direction is warranted to provide clarity on municipal support irrespective of planning approvals, which remain required; and**

**WHEREAS the Province of Ontario, IESO, and local utilities have recognized the essential role of BESS in supporting Ottawa's growing energy needs, providing grid resilience and boosting economic development; and**

**WHEREAS the Minister of Energy has directly affirmed the priority of the South March BESS project to Mayor Sutcliffe and Ottawa City Council;**

**THEREFORE BE IT RESOLVED that:**

- 1. an item be added to the agenda for the June 5 meeting of the Agriculture and Rural Affairs Committee for committee to provide a recommendation for the June 11, 2025 meeting of Council to either accept or deny a Municipal Support Resolution for the South March BESS project; and**
- 2. that Ottawa City Council authorize the City Clerk to sign the MSR on behalf of Council, in accordance with the requirements of the IESO for the South March BESS project, if Council provides approval of a Municipal Support Resolution.**

For (23): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, 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, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (1): C. Kelly

**Carried (23 to 1)**

Suspension of the Rules on this motion was carried with dissent from Councillor C. Kelly.

Pursuant to Procedure By-law (2025-100) Section 26, subsection (2), as Councillor Kelly was seated and did not vote on Motion No. 2025-59-12, his vote was recorded in the negative.

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

There were no Notices of Motion.

23. Notice of Intent

Notice of Intent from the Ottawa Community Housing Corporation to hold the Annual General Meeting of the Shareholder at the Council meeting scheduled for June 11, 2025.

24. Motion to Introduce By-laws

24.1 Three Readings

Motion No. **2025-59-13**

Moved by D. Brown

Seconded by C. Curry

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

2025-217 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.

2025-218 A bylaw of the city of Ottawa to amend By-law No. 2003-499 respecting the designation of fire routes.

2025-219 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 4401 Fallowfield Road.

2025-220 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 295 and 355 Deschâtelets Avenue.

2025-221 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 535 Legget Drive.

2025-222 A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol of part of the lands known municipally as 6160 Thunder Road and 5368 Boundary Road.

2025-223 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1835 Stittsville Main Street.

2025-224 A by-law of the City of Ottawa to amend By-law No. 2025-156 respecting the Administrative Monetary Penalty System (APS) for contraventions of traffic and parking by-laws within the City of Ottawa.

**Carried**

25. Confirmation By-law

Motion No. **2025-59-14**

Moved by D. Brown

Seconded by C. Curry

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

**To confirm the proceedings of the Council meeting of May 28, 2025.**

**Carried**

26. Inquiries

26.1 OCC-2025-08 - O-Train Line 2 Service Schedule

Submitted by Councillor S. Desroches

O-Train Line 2 is the first dedicated rapid transit connection for Ottawa south outside of the Greenbelt and offers a critical link to the broader transit network. As such, it is important that the service planning reflects the needs of transit riders who rely on it for their everyday travel to school, work, etc. The current service schedule and start time for O-Train Line 2

does not align with Line 1, which has had an impact on early morning travel options for south end commuters.

The current service scheduled start times are:

**Line 1**

Monday – Friday: 5 am

Saturday: 6 am

Sunday: 8 am

**Line 2**

Monday – Friday: 6 am

Saturday: 6:30 am

Sunday: 7:30 am

1. What planning considerations were made on the start times for O-Train Line 2?
2. Is there an opportunity to align O-Train Line 1 and Line 2 morning start times without additional cost?

27. Adjournment

The meeting adjourned at 12: pm.

Motion No. **2025-59-15**

Moved by D. Brown

Seconded by C. Curry

**That the proceedings of the City Council meeting of 28 May 2025, be adjourned.**

**Carried**

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City Clerk

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Mayor