



Ottawa City Council

Minutes

Meeting #: 61

Date: June 25, 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 Isabelle Skalski, 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, 25 June 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

Concillor S. Devine

The National Anthem was performed by the Stepstone House choir.

4. Announcements / Ceremonial Activities

Mayor Sutcliffe, on behalf of all members of Council, and Wendy Stephanson, City Manager, offered a recognition and presented a gift to Renée Amilcar on her upcoming departure from the City of Ottawa as General Manager, Transit Services, on July 18, 2025.

5. Roll Call

All Members of Council were present.

6. Confirmation of Minutes

6.1 Minutes 60 of the City Council meeting of 11 June 2025

Carried

6.2 Confidential Minutes 60 of the City Council meeting of 11 June 2025

Carried

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

7.1 S. Desroches - Hydro Ottawa Holding Inc. – 2024 Annual Report

I, Councillor Steve Desroches, declare a potential, deemed indirect pecuniary interest on matters related to 'Item 12 Hydro Ottawa Holding Inc. - 12.1 Hydro Ottawa Holding Inc. - 2024 Annual Report' on the agenda for meeting #61 of the Ottawa City Council meeting on Wednesday, June 25, 2025, as my spouse is an employee with Hydro Ottawa.

8. Communications

8.1 Association of Municipalities of Ontario (AMO) Communications

The communications from AMO were received.

8.2 Responses to Inquiries

8.2.1 OCC-2025-05 – Rat season, and the high volume of 311 calls

8.3 Petitions

A petition submitted by the Ottawa Humane Society, containing 1328 signatures, requesting that Ottawa City Council ban stadium bull riding in the city of Ottawa for animal welfare.

9. Regrets

No regrets were filed.

10. Motion to Introduce Reports

Motion No. **2025-61-01**

Moved by M. Carr

Seconded by D. Brown

That the report from Ottawa Board of Health entitled “Ottawa Public Health 2024 Annual Report”, the report from Hydro Ottawa Holding Inc entitled “Hydro Ottawa Holding Inc. – 2024 Annual Report”, Audit Committee Report 12A, Built Heritage Committee Report 23, Environment and Climate Change Committee Report 18, Joint Planning and Housing Committee and the Agriculture and Rural Affairs Committee Report 6, Planning and Housing Committee Report 49, Transit Committee Report 20 and the reports 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 June 11, 2025” be received and considered.

Carried

11. Ottawa Board of Health

11.1 Ottawa Public Health 2024 Annual Report

File No. ACS2025-OPH-MOH-0004 - City-wide

Board of Health Recommendation(s)

That City Council receive Ottawa Public Health’s 2024 Annual Report, for information, in accordance with the *City of Ottawa Act, 1999*.

Carried

12. Hydro Ottawa Holding Inc

12.1 Hydro Ottawa Holding Inc. – 2024 Annual Report

File No. ACS2025-OCC-HOH-0001 - City-wide

S. Desroches declared a conflict on this item. (I, Councillor Steve Desroches, declare a potential, deemed indirect pecuniary interest on matters related to 'Item 12 Hydro Ottawa Holding Inc. - 12.1 Hydro Ottawa Holding Inc. - 2024 Annual Report' on the agenda for meeting #61 of the Ottawa City Council meeting on Wednesday, June 25, 2025, as my spouse is an employee with Hydro Ottawa.)

Councillor S. Desroches did not participate in discussion or vote on this item.

Report Recommendation(s)

That Council:

- 1. Receive the Audited Consolidated Financial Statements of Hydro Ottawa Holding Inc. for the year ended December 31, 2024 as set out in the Annual Report at Document 1 (issued separately and on file with the City Clerk);**
- 2. Appoint KPMG LLP as the auditor for Hydro Ottawa Holding Inc. for the year ending December 31, 2025;**
- 3. Approve the recommendation of the Nominating Committee of the Board of Directors of Hydro Ottawa Holding Inc., specifically, that Council appoint the persons identified at Document 2 (immediately follows the report) to serve as members of the Board of Hydro Ottawa Holding Inc. for the corresponding terms as specified;**
- 4. Authorize the Mayor and the City Clerk to sign a written resolution on behalf of the City of Ottawa as shareholder of Hydro Ottawa Holding Inc. setting out the resolutions approved by City Council.**

Carried

13. ByWard Market District Authority - Annual Meeting of the Members

The Meeting of the Members began at 11:47 am. Following the Annual Meeting of the Members, Council resumed at 12:38 pm.

Motion No. **2025-61-02**

Moved by M. Carr

Seconded by D. Brown

That Council recess for the purposes of holding the Annual Meeting of Members of the ByWard Market District Authority and that upon the conclusion of the annual meeting, the meeting of Council resume.

Carried

14. Audit Committee Report 12A

14.1 2024 City of Ottawa Consolidated Financial Statements

File No. ACS2025-FCS-FIN-0006 - City-wide

Committee Recommendation(s)

That Council approve the 2024 City of Ottawa Consolidated Financial Statements.

Carried

15. Built Heritage Committee Report 23

15.1 Centretown Heritage Façade Improvement Pilot Program

File No. ACS2025-PDB-RHU-0028 - Somerset (Ward 14)

Committee Recommendation(s)

That Council approve the creation of the Centretown Heritage Façade Improvement Program as a pilot program and adopt a by-law under Sections 39 and 45 of the *Ontario Heritage Act* to create the grant program and establish the program requirements as outlined in Document 1.

Carried

15.2 Application for alterations to 254 Argyle Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0002 - Somerset (Ward 14)

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

That Council:

1. **Approve the application to alter 254 Argyle Avenue according to plans by Spice Design and CSV Architects dated August 29, 2024, conditional upon:**
 - a. **Prior to the issuance of a demolition or building permit:**
 - i. **The applicant documenting the existing building and depositing the records at the City of Ottawa Archives.**
 - ii. **The applicant providing details of the final façade reassembly process through either an addendum to the existing Conservation Plan or a separate façade reassembly plan.**
 - iii. **The applicant submitting a general dismantling and construction schedule with key project milestones in consultation with Heritage Planning staff and the applicant’s heritage consultant.**
 - iv. **The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - v. **The applicant providing financial securities through a Letter of Credit, in an amount to be determined through consultation between the applicant and City staff, to ensure the dismantling, storage, restoration, and reconstruction of the identified brick façades and other retained exterior features at 254 Argyle Avenue.**
 - b. **The implementation of the conservation measures as outlined in section 4.0 of the Conservation Plan attached as Document 10.**
 - c. **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.

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 three-year expiry date from the issuance unless otherwise extended by Council.
4. Direct that the report be submitted to Council for consideration at its meeting of June 25, 2025, pursuant to Subsection 35(7) of the Procedure By-law.

Carried

15.3 Designation of 119 Osgoode Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0031 - Rideau-Vanier (Ward 12)

Committee Recommendation(s), as amended

That Council issue a Notice of Intention to Designate 119 Osgoode Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5 as amended by Motion No. BHC 2025-23-01 and Motion No. BHC 2025-23-02.

Carried

15.4 Designation of the Wesley Building, 1235 Wellington Street West, 120 Holland Avenue, under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0001- Kitchissippi (Ward 15)

Committee Recommendation(s)

That Council issue a Notice of Intention to Designate the Wesley Building, 1235 Wellington Street West, 120 Holland Avenue, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

16. Environment and Climate Change Committee Report 18

16.1 Drinking Water Quality Management System 2024 Management Review Report

File No. ACS2025-IWS-WF-0002 – City-wide

Committee Recommendation(s)

That Council receive the 2024 Management Review report of the Drinking Water Quality Management System for information.

Received

16.2 Household Hazardous Waste Strategy

File No. ACS2025-PWD-SWS-0004 – City-wide

Committee Recommendation(s), as amended

That Council:

- 1. Approve the continuation of the Household Hazardous Waste collection events, the number of which will be approved through annual budget process but shall be no less than nine (9) events per year; and,**
- 2. Direct staff to begin the detailed planning, including locating sites and costing, for several micro–Household Hazardous Waste collection events in different areas of the City to serve as a pilot in 2026, as described in the report, and report back to Council for any incremental costs required through the 2026 budget process; and,**
- 3. Direct staff to continue to explore the implementation of permanent multi-use depot(s) for Household Hazardous Waste which would include options for other divertible material collection programs that are to be implemented as part of the actions outlined in the Solid Waste Master Plan (SWMP) and as described in this report and report back to Council in 2027.**

4. **Direct staff in Solid Waste Services to work with Councillor Brockington and the Mayor's Office to advocate to the Province of Ontario for:**
 - a. **stronger support with the IPR programs, including the expansion of materials that are designated for producer-responsibility, stronger targets for designated materials more accountability for the producers to meet the requirements of the regulations and more emphasis on working with municipalities; and**
 - b. **the funding structure for compensating municipalities be revisited to ensure shortfalls of producers do not result in deficits for municipalities in instances where municipalities collect, transport and dispose of products or packaging that fall under the IPR regulations; and**
 - c. **That staff report back in Q4 2025 on advocacy efforts, outcomes and achievements ahead of the full transition of the Provincial Blue Box Program that will begin on January 1, 2026.**

Carried

16.3 **Waste Management Technologies Feasibility Study**

File No. ACS2025-PWD-SWS-0003 – City-wide

Direction to Staff (Councillor D. Hill)

That staff be directed as part of the Business Case Study's Community and Partner Engagement Strategy to include a robust targeted consultations with residents most impacted by potential sites (when identified), in consultation with the relevant ward councillors, in order to help inform the final recommendations made to Council in Q1 2027.

Committee Recommendation(s)

That Council:

1. **Receive, for information, the Feasibility Study for waste management technologies and other proven solutions that support the long-term solid waste diversion and management needs of the City of Ottawa, and support the goals of the Council-approved Solid Waste Master Plan;**

2. **Direct staff to advance an in-depth evaluation of Scenario 1 (Status Quo and Private Facilities), Scenario 2 (Waste to Energy Incineration Facility), and Scenario 5 (Construct a New Landfill), as explained in this report and within the Feasibility Study; and,**
3. **Direct staff to report back with a recommendation and finalized business case for Ottawa's future waste management system, including decision-point timelines and budget implications, as soon as practical within the next Term of Council.**

Carried as amended with dissent from Councillor J. Leiper.

Carried as amended

Amendment:

Motion No. **2025-61-03**

Moved by A. Hubley

Seconded by D. Brown

WHEREAS Council, through the Solid Waste Master Plan (SWMP), has already approved several actions to extend the life of the Trail Road Landfill, including:

- **reducing curb-side garbage set-out limits by 50 per cent and enforcing this limit;**
- **banning Industrial-Commercial-Institutional (ICI) waste from Trail Road; and**
- **expanding the pay-per-use Yellow Bag program; and**

WHEREAS Ottawa ratepayers expect the City to address long-term regional solid-waste challenges in a timely and fiscally responsible manner; and

WHEREAS City staff have spent the past 18 months executing Council's direction to identify proven technological solutions that meet Ottawa's climate, environmental, financial and social objectives; and

WHEREAS the staff feasibility report ranks Scenario 1 (Status Quo and Private Facilities) and Scenario 2 (Waste to Energy Incineration

Facility) 2 as tied for first for being the most preferable long-term options for Council's consideration; and

WHEREAS waste-to-energy (WtE) facilities operate successfully in multiple Ontario, Canadian and international jurisdictions and are recognized as a proven solution; and

WHEREAS due to the finite capacity, the relatively poor environmental performance, and social considerations associated with landfilling, residents are unlikely to welcome the development of a new standalone landfill without an accompanying technological solution; and

WHEREAS landfilling alone would more quickly consume the finite airspace available for waste management for future generations, merely postponing, rather than resolving Ottawa's solid-waste capacity constraints; and

WHEREAS taxpayers expect Council to adopt pragmatic, common-sense solutions that safeguard an essential core municipal service for decades to come.

THEREFORE BE IT RESOLVED that Council amend the report recommendations to read as follows:

1. Receive, for information, the Feasibility Study for waste management technologies and other proven solutions that support the long-term solid waste diversion and management needs of the City of Ottawa, and support the goals of the Council-approved Solid Waste Master Plan;
2. Direct staff to advance an in-depth evaluation, for Scenario 1 (Status Quo and Private Facilities), Scenario 2 (Waste to Energy Incineration Facility), and Scenario 5 (Construct a New Landfill), as explained in this report and within the Feasibility Study.
3. Direct staff to undertake all necessary work to develop a comprehensive business case, including best available cost estimates and other information from proponents, with the following sub-options to be explored comprehensively through this process:

- a. A Waste to Energy Incineration (WtE) facility that is privately designed, owned, and operated with the City as its primary client;
 - b. A WtE facility that is private designed and constructed for public ownership and operation; and
 - c. The construction of a new, publicly owned and operated landfill capable of managing 50 years of residential waste produced by residents of Ottawa.
4. Direct staff to seek formal discussions with the Province of Ontario to understand options for:
- a. streamlining environmental and regulatory approvals for all of the scenarios proceeding to in-depth evaluation; and
 - b. accepting waste from other communities to offset capital and operating costs.
5. Direct staff to report regularly to the Environment and Climate Change Committee and Council with timely progress updates, including any challenges or concerns identified by staff, and to allow staff to seek further guidance as needed.
6. Direct staff to report back with a recommendation and finalized business case for Ottawa's future waste management system, including decision-point timelines and budget implications, as soon as practical within the next term of Council but no later than Q1 2027.

Carried, with dissent from Councillor J. Leiper.

Carried

- 16.4 Fossil Fuel Advertisement Review – Motion No. FCSC 2024-12-05
(Councillor Menard)

Committee Recommendation(s)

That Council approve the following:

The legal landscape around fossil fuel advertisements in Canada is rapidly evolving. This is partly due to the ongoing legal challenge against the anti-greenwashing legislation under the *Competition Act*, which forms the legal basis for the City of Ottawa to refuse

advertisements due to false, unverified, or misleading environmental claims.

Staff shall therefore be directed to monitor the decision which results from this ongoing legal challenge and upon delivery of a court decision, prepare and provide a report to Finance and Corporate Services Committee and the Environment and Climate Change Committee regarding the results and any further action potentially required as it pertains to the City of Ottawa advertising policy.

Carried

17. Joint Planning and Housing Committee and the Agriculture and Rural Affairs Committee Report 6

17.1 Provincial Planning Statement 2024 - Consistency Amendments

File No. ACS2025-PDB-PS-0043 – City-wide

Committee Recommendation(s), as amended

That Council:

1. **Adopt Official Plan Amendment 46 as presented in Document 1 to this report, as amended by Motion Nos. PHC-ARAC 2025-06-02 – 05 and 08.**
2. **Adopt Official Plan Amendment 47, as presented in Document 2 to this report, after written approval is received from the Minister of Municipal Affairs and Housing.**
3. **Council declare by resolution to the Minister of Municipal Affairs and Housing, as per Section 26 (7) of the Planning Act, ensures that Official Plan Amendments 46 and 47 meets the requirements of clauses (1) (a), (b) and (c). 2006, c. 23, s. 13; 2015, c. 26, s. 24 (3).**
4. **Receive the Consultation Details attached as Document 3.**
5. **Direct staff to undertake a review of the TMP, IMP, and AMPs after conducting a population forecast update; and**
 - a. **that this review include a consideration for development within the established time frames for communities whose secondary plans were updated to permit a greater amount**

- of development so as to ensure that their infrastructure needs are aligned to support development activities; and
- b. that this review takes into consideration any other zoning, land use planning, or growth management factors which may impact future or present infrastructure needs.
6. Approve that the maximum building height of four storeys be retained within the Minor Corridors on Pleasant Park Avenue and Kilborn Avenue within the Alta Vista Secondary Plan.
7. Approve that Document 4 to this report be amended by PHC-ARAC 2025-06-03.
8. That staff be directed to consider the proposed new policies 4.1 (6) and (7) in the Rockcliffe Park Secondary Plan related to ensuring compatibility with the heritage values and attributes of the Rockcliffe Park HCD as part of the final draft of the New Zoning By-Law.
9. Approve that notwithstanding the maximum building height within the Carleton Heights Secondary Plan, 1335 Prince of Wales permit a maximum height of nine storeys; and
- a. That staff prepare the necessary amendments to the secondary plan through this Official Plan Amendment.
10. Direct staff to amend Section 5.4 of the Official Plan to define the suburban transect in the following manner:
- The Suburban Transect comprises neighbourhoods within the urban boundary that are either located outside the Greenbelt or are located entirely within the Greenbelt and whose outer most border is fewer than 250 meters away from the outermost edge of the Greenbelt; and
- a. That any technical amendments, changes to schedules, or updates to other sections of the Official Plan necessary to bring into force the intent of this change be made as part of this same OPA; and
- b. That any neighbourhoods whose transect designations are altered by nature of this OPA have that change reflected in the next draft of the New Zoning By-law.

Carried as amended, with dissents from Councillors D. Hill and R. King.

Carried as amended

Amendment:

Motion No. **2025-61-04**

Moved by J. Leiper

Seconded by D. Brown

WHEREAS Official Plan Amendment 46 is presented as Document 1 to the staff report; and

WHEREAS in Document 1, Appendix D, amendments to Schedule C1 Maximum Building Heights to the Central and East Downtown Core Secondary Plan is missing a height category in the legend; and

WHEREAS Schedule C1 below includes the missing height category in the legend;

THEREFORE BE IT RESOLVED that Schedule C1 in Document 1, Appendix D, be replaced with Schedule C1 as attached.

Carried

17.2 Official Plan Update - Growth Projections

File No. ACS2025-PDB-PS-0041 - City-wide

Committee Recommendation(s)

That Council:

1. **Direct staff to review the 2025 publication of the Ministry of Finance Population Projections for the City of Ottawa and consider modifications as appropriate;**
2. **Direct staff to develop associated housing and employment projections;**
3. **Direct staff to develop a growth management strategy to determine the settlement area land requirements for the updated growth projections;**
4. **Direct staff to draft amendments relating to the planning matters described in this report and begin the consultation process;**

5. **Receive this report on the revisions to the Official Plan that may be required and consider written and oral submissions and discussions of the public, as per Section 26 (3) and (5) of the Planning Act.**

Carried

18. Planning and Housing Committee Report 49

18.1 Zoning By-law Amendment - 5618 Hazeldean Road and 5101 Abbott Street East

File No. ACS2025-PDB-PSX-0037– Stittsville (Ward 6)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 5618 Hazeldean Road and 5101 Abbott Street East as shown in Document 1, to establish zoning necessary to facilitate a subdivision consisting of approximately 1400 residential units and a variety of commercial uses, as detailed in Document 2.

Carried as amended

Amendment:

Motion No. **2025-61-05**

Moved by G. Gower

Seconded by A. Hubley

WHEREAS Planning and Housing Committee recommended approval of a zoning by-law amendment for 5618 Hazeldean Road and 5101 Abbott Street East on June 18, 2025; and

WHEREAS report ACS2025-PDB-PSX-0037 inadvertently omitted requirements for visitor parking for back-to-back townhouses;

THEREFORE BE IT RESOLVED that Document 2 – Details of Recommended Zoning to ACS2024-PDB-PSX-0037 be amended as follows:

- a. **In section 3(d), replace the last bullet point with the following, “minimum visitor parking space rate for a back-to-back townhouse dwelling: 0.1 per dwelling unit”; and**

- b. In section 4(e), replace the second-to-last bullet point with the following, “minimum visitor parking space rate for a back-to-back townhouse dwelling: 0.1 per dwelling unit”

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

Carried

18.2 Zoning By-Law Amendment - 73, 79, and 83 Ste-Cécile Street

File No. ACS2025-PDB-PSX-0046 – Rideau-Vanier (Ward 12)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 73, 79, and 83 Ste-Cécile Street, as shown in Document 1, from “Residential Fourth Density, Subzone UA”, to “Residential Fourth Density, Subzone UA, Urban Exception XXX1 (R4UA[XXX1]) in order to permit the development of a low-rise apartment building consisting of 41 dwelling units, as detailed in Document 2.

Carried

18.3 Official Plan and Zoning By-law Amendment – 930, 1010, and 1030 Somerset Street

File No. ACS2025-PDB-PS-0028 – Somerset (Ward 14)

Committee Recommendation(s), as amended

That Council approve:

- 1. An amendment to the Official Plan, Volume 2a, West Downtown Core Secondary Plan, Chapter 3: Corso Italia Station Area for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, and as detailed in Document 3 (as amended by Motion No. PHC 2025-49-01);**
- 2. An amendment to the Zoning By-law 2008-250 for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, to rezone the lands from Mixed-Use Centre Zone, Maximum Floor Space Index of 1.5 (MC F(1.5)) and General Industrial Zone, Subzone 1, Maximum Building Height of 11 metres (IG1 H(11)) to Mixed-Use Centre Zone (MC) and from Leisure Facility Zone,**

Subzone 1 (L1) to Leisure Facility Zone, Subzone 2, Urban Exception XXXX (L2 [XXXX] H30) to permit a recreational and cultural facility, addition to the Plant Recreation Community Centre, park, elementary school and daycare, and residential buildings, as detailed in Document 2.

Carried as amended

Amendment:

Motion No. **2025-61-06**

Moved by A. Troster

Seconded by J. Leiper

WHEREAS in 2021 four community groups, Dalhousie Community Association, Hintonburg Community Association, Plant Pool Recreation Association and the Recreation Association of Hintonburg formed a coalition called P4X; and

WHEREAS P4X was created to contribute local residents' perspectives to the planning process; and

WHEREAS P4X identified that the most critical need for the local community in the 1010 Somerset Street redevelopment is to protect as much outdoor greenspace and recreation space as possible; and

WHEREAS limiting additional surface parking will ensure that valuable land can be retained or repurposed for green space; and

WHEREAS the majority of new parking will be built in underground parking garages, but some short-term parking is necessary for the operations of the existing Plant Bath, the proposed school, the recreation centre and new housing units;

THEREFORE BE IT RESOLVED that Housing Solutions and Investment staff be directed to limit, where possible, the addition of new permanent surface parking spaces at 930, 1010 and 1030 Somerset and seek to prioritize green space over parking. Where parking is required, parking spaces should be for short-term use, for such needs as but not limited to accessible loading and parking, Para Transpo pick-up and drop-off, City operations, and drop-off associated with the Recreation, Culture and Facilities Services facility, school or mixed-use buildings. Temporary parking areas during construction or phasing would not be restricted.

Carried

18.4 Zoning By-law Amendment - 3930 Riverside Drive

File No. ACS2025-PDB-PS-0042 – River (Ward 16)

Direction to Staff (Councillor J. Bradley)

That staff be directed to engage in discussions with the applicant regarding the potential installation of permanent, visible signage at site entrances, building lobbies, leasing offices and other key locations to inform occupants of potential aircraft noise associated with proximity to airport flight paths. And that staff consult the Ottawa International Airport Authority to ensure clarity and consistency with established noise awareness practices, should the applicant be agreeable to signage.

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 3930 Riverside Drive, as shown in Document 1, to permit single detached and semi-detached dwelling units as additionally permitted uses and establish a new height schedule to facilitate the development of a total of 660 units including four mid- to high-rise apartments, as well as parkland, open space, and environmental protection dedications, as detailed in Document 2.

For (20): M. Sutcliffe, D. Hill, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, T. Tierney, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, C. Kitts, I. Skalski, D. Brown, S. Desroches, and A. Hubley

Against (5): M. Luloff, L. Dudas, C. Curry, J. Bradley, and W. Lo

Carried (20 to 5)

19. Transit Committee Report 20

19.1 Response to Westboro Collision Coroner's Inquest

File No. ACS2025-TSD-TS-0002 – City-wide

Committee Recommendation(s)

That Council receive:

1. **this response to the Provincial Coroner's Inquest, including the Inquest's recommendations attached as Document 1 to this report, for information; and**
2. **the City's Action Plan to address the Inquest recommendations directed to the City, attached as Document 2 to this report, for information.**

Carried

20. Bulk Consent Agenda

20.1 Audit Committee Report 12A

20.1.1 2024 Sinking Fund Financial Statements

File No. ACS2025-FCS-FIN-0005 - City-wide

Committee Recommendation(s)

That Council approve the Sinking Fund Financial Statements for 2024.

Carried

20.2 Built Heritage Committee Report 23

20.2.1 Designation of the former Drummond Presbyterian Church at 2027 Robertson Road under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0029 – College (Ward 8)

Committee Recommendation(s)

That Council:

1. **Withdraw the Notice of Intention to Designate 2027 Robertson Road, issued by the former City of Nepean in March, 1995.**
2. **Issue a Notice of Intention to Designate 2027 Robertson Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

Carried

20.3 Planning and Housing Committee Report 49

20.3.1 Zoning By-law Amendment – 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive

File No. ACS2025-PDB-PSX-0041 – Barrhaven West (Ward 3)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive, as shown in Document 1, to permit split institutional and residential zoning for two school blocks and one park block as detailed in Document 2.

Carried

20.3.2 Zoning By-law Amendment – 3990 and 4000 Old Richmond Road, 572 Moodie Drive

File No. ACS2025-PDB-PS-0047 – College (Ward 8)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 3990 Old Richmond Road and 572 Moodie Drive, as shown in Document 2, and 4000 Old Richmond Road, as shown in Document 3, to permit a three-storey apartment building and Planned Unit Development, as detailed in Document 4.

Carried

20.3.3 Zoning By-law Amendment - 640 Compass Street

File No. ACS2025-PDB-PSX-0027– Orleans South-Navan (Ward 19)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 640 Compass Street, as shown in Document 1, to permit a planned unit development of six stacked dwelling buildings, as detailed in Document 2.

Carried

20.3.4 Zoning By-law Amendment - 254 Argyle Avenue

File No. ACS2025-PDB-PSX-0043 – Somerset (Ward 14)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 254 Argyle Avenue, as shown in Document 1, to permit a nine-storey, residential use building, as detailed in Document 2.

Carried

20.4 **City Clerk – Summary of Oral and Written Public Submissions**

20.4.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of June 11, 2025

File No. ACS2025-OCC-CCS-0084 - City-wide

Report Recommendation(s)

That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of June 11, 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.

Carried

21. In Camera Items

21.1 **Stage 1 Light Rail Transit (LRT) Legal Updates**

To be considered *in camera* pursuant to Procedure By-law (By-law No. 2025-100), Subsections 13 (1)(e), litigation or potential litigation affecting the City, and 13(1)(f), the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

As the content of the *in camera* update contains information pertaining to the legal aspects of the subject matter, the material falls within the exception contemplated by Subsections 13(1)(e) and (f) of City Council's Procedure By-Law. As such, this matter will not be reported out.

Council resolved in camera at 1:14 pm.

In Camera Session

In Council (Open Session)

Council resumed in open session at 2:53 pm.

Upon resuming in open session, Mayor Sutcliffe advised that Council just met in camera pursuant to the Procedure By-law (By-law No. 2025-100), as follows:

- Subsections 13 (1)(e), litigation or potential litigation affecting the City, and 13(1)(f), the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose to receive information with respect to the Stage 1 Light Rail Transit (LRT) Legal Updates.

During the closed session, no votes were taken other than procedural motions and/or directions to staff.

Motion No. **2025-61-07**

Moved by M. Carr

Seconded by D. Brown

BE IT RESOLVED that City Council resolve in camera pursuant to Procedure By-law (By-law No. 2025-100), Subsections 13 (1)(e), litigation or potential litigation affecting the City, and 13(1)(f), the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose to receive information with respect to the Stage 1 Light Rail Transit (LRT) Legal Updates.

Carried

22. Motion to Adopt Reports

Motion No. **2025-61-08**

Moved by M. Carr

Seconded by D. Brown

That the report from Ottawa Board of Health entitled “Ottawa Public Health 2024 Annual Report”, the report from Hydro Ottawa Holding Inc entitled “Hydro Ottawa Holding Inc. – 2024 Annual Report”, Audit Committee Report 12A, Built Heritage Committee Report 23, Environment and Climate Change Committee Report 18, Joint Planning and Housing Committee and the Agriculture and Rural Affairs Committee Report 6, Planning and Housing Committee Report 49, Transit Committee Report 20 and the reports 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 June 11, 2025” be received and adopted as amended.

Carried

23. Motions of Which Notice Has Been Previously Given

23.1 Ottawa First Responder Foundation - Licensing Agreement

Motion No. **2025-61-09**

Moved by R. Brockington

Seconded by D. Hill

WHEREAS the Ottawa First Responders Foundation is a not-for-profit organization that provides support to Ottawa first responders and their families through peer-to-peer support, education, and resources that make a positive impact on the first responders community;

AND WHEREAS the City recognizes the Ottawa First Responders Foundation’s contribution to support Ottawa’s Fire, Police and Paramedic community, including retirees and veterans, and wishes to permit the Foundation to use the City’s official marks in conjunction with the scheduled events and also wishes to confirm its participation in promotional activities at the scheduled events through Ottawa Fire Services and the Ottawa Paramedic Service; and

AND WHEREAS the Ottawa First Responders Foundation will be hosting its annual 9 Run Run event on October 18, 2025, and wishes

to use the Ottawa Fire Services and Ottawa Paramedic Service logos in connection with its promotion of the event and to indicate the City's participation at the event; and

AND WHEREAS these logos are official marks of the City of Ottawa, and per the Visual Identity Standards, non-profit groups may use the marks solely for identification purposes, subject to entering into a five-year licensing agreement approved by resolution of Council; and

AND WHEREAS on September 11, 2019 City Council authorized the General Manager, Emergency and Protective Services to enter into a five year licensing agreement with the Ottawa First Responders Foundation describing the terms and conditions for the use of Ottawa Fire Services and Ottawa Paramedic Service logos in connection with the 9 Run Run event; and

AND WHEREAS the previous five-year licensing agreement expired on November 14, 2024 and the City wishes to continue to participate at the event.

THEREFORE BE IT RESOLVED THAT Council authorize the General Manager, Emergency and Protective Services to enter into a new five year licensing agreement with the Ottawa First Responders Foundation authorizing the use Ottawa Fire Services and Ottawa Paramedic Service logos in conjunction with the 9 Run Run event and promotional activities through Ottawa Fire Services and the Ottawa Paramedic Service at scheduled associated events.

BE IT FURTHER RESOLVED THAT the General Manager, Emergency and Protective Services be delegated the authority to determine whether to extend future five-year licensing agreements with the Ottawa First Responders Foundation, and to report back to the appropriate committee on the exercise of such delegated authority.

Carried

23.2 Public Engagement Strategy

Motion No. **2025-61-10**

Moved by L. Johnson

Seconded by L. Dudas

WHEREAS the City of Ottawa has a Council-approved Public Engagement Strategy that directs how the City must deliver public engagement at the City; and

WHEREAS the City is reviewing and updating the Public Engagement Strategy supports and toolkit that ensure staff can successfully deliver the requirements of the strategy; and

WHEREAS the City is producing internal tools and is providing training to support staff's ability to work within the City's Public Engagement Strategy, however the public must also have access to the City's commitments and approach to public engagement to ensure effective engagement; and

WHEREAS there are international best practices that define the public's role in any public participation process, including the International Association for Public Participation (IAP2) Spectrum of Public Participation;

WHEREAS City Councillors are held accountable for decisions delegated to City staff, and greater predictability for the manner and timing of public engagement on policy issues would support both the City and Councillors alike;

THEREFORE BE IT RESOLVED that as part of its review of the Public Engagement Strategy, that staff be directed to engage with residents to identify what resident-facing information and/or products could better support public participation in public engagement; and

BE IT FURTHER RESOLVED that City staff be directed to develop a Public Engagement Guide that informs residents on how the City undertakes public engagement and provides information on how residents can provide input into the City's decision-making process, as well as a public-facing Public Engagement Protocol that sets out the commitments, approach and guiding principles for public engagement, including but not limited to:

- 1. the purpose, scope, and roles for public engagement led by the City of Ottawa, and clarity on what type of City decisions are appropriate for public consultation;**
- 2. what the City is required to undertake as part of the public engagement cycle, specifically preparation, design,**

implementation, analysis, reporting back, evaluation and shared learning; and

3. How the city's public engagement process reflects the levels in the IAP2 Spectrum of Public Participation

BE IT FURTHER RESOLVED City staff be directed to develop communications products based on the public engagement on public participation and provide such materials, along with the Public Engagement Guide, as soon as is practicable and

BE IT FURTHER RESOLVED that, upon completion of these resources, a communications campaign be launched to promote these materials to employees and residents alike; and

BE IT FURTHER RESOLVED that a memo be provided by way of Council no later than Q2 2026, that describes the lessons learned and adaptations of the Public Engagement Strategy based on quantified feedback from City of Ottawa staff and the public, and the engagement metrics utilized described therein.

Carried

24. Motions Requiring Suspension of the Rules of Procedure

24.1 Councillor Appointments arising from the Ward 20 By-election

Motion No. **2025-61-11**

Moved by D. Brown

Seconded by C. Kitts

That the Rules of Procedure be suspended to consider the following motion, in order that Councillor Isabelle Skalski, Osgoode (Ward 20) can prepare to participate in upcoming Committee meetings;

WHEREAS former Ward 20 (Osgoode) Councillor George Darouze held the following Council-appointed positions:

1. Agriculture and Rural Affairs Committee;
2. Public Works and Infrastructure Committee;
3. City of Ottawa Superannuation Fund;
4. South Nation Conservation Authority Board Member; and

5. Osgoode Care Centre Board Member.

WHEREAS Council declared the Ward 20 (Osgoode) Councillor's Office to be vacant on March 26, 2025 and subsequently a By-election was held on June 16, 2025; and

WHEREAS the Mayor, as Chair of Nominating Committee, and in consultation with the City Clerk, has reviewed the vacancies in the context of the expressions of interest from the new Ward 20 Councillor Isabelle Skalski, as well as the availability of places on other Standing Committees, overall Committee membership and Members' overall workload and experience; and

WHEREAS the current five Members of ARAC also sit as the Court of Revision under the Drainage Act, which is limited under the Drainage Act to five Members

THEREFORE BE IT RESOLVED that Council approve the appointment of Councillor Isabelle Skalski as a Member of the following Committees and Boards for the balance of the 2022-2026 Term of Council:

- 1. Agriculture and Rural Affairs Committee (including the Court of Revision);**
- 2. Emergency Preparedness and Protective Services Committee;**
- 3. Public Works and Infrastructure Committee;**
- 4. South Nation Conservation Authority Board of Directors;**
- 5. Osgoode Care Centre Board of Directors; and**
- 6. Services Review Working Group.**

Carried

24.2 Housing Benefits Eligibility Criteria

Motion No. 2025-61-12

Moved by L. Dudas

Seconded by A. Troster

That the Rules of Procedure be suspended to consider the following motion, in order that Council may address a gap in Housing Benefits eligibility for individuals in City-approved master lease programs,

such as youth supported through Operation Come Home's HousingWorks program, who are not protected under the Residential Tenancies Act.

WHEREAS Housing Benefits are a vital tool in supporting individuals experiencing or at risk of homelessness by providing direct financial assistance to help with housing costs; and

WHEREAS the April 2025 Update to Municipal Housing Allowance Programs and the Home for Good Housing Allowance Program report outlines current eligibility requirements for Housing Benefits, including the requirement that participants be protected under the *Residential Tenancies Act* (RTA); and

WHEREAS Housing and Homelessness Services has identified a gap in eligibility affecting people, such as youth supported by Operation Come Home under their HousingWorks master lease program, where youth hold occupancy agreements but are not directly protected under the RTA; and

WHEREAS the master leasing model has proven effective in providing stable housing for youth, but the current RTA requirement creates a barrier to transitioning these individuals to Housing Benefits support and RTA protected leases when they are ready.

THEREFORE BE IT RESOLVED THAT Council approve an amendment to the Housing Benefits eligibility criteria to remove the requirement for individuals to be protected under the Residential Tenancies Act, specifically for participants in City-approved master lease programs, thereby enabling people housed under such arrangements to access Housing Benefits.

Carried

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

There were no Notices of Motion.

26. Motion to Introduce By-laws

26.1 Three Readings

Motion No. **2025-51-13**

Moved by M. Carr

Seconded by D. Brown

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

2025-242 A by-law of the City of Ottawa respecting the permitting, regulating, and governing of outdoor special events and to repeal By-law 2013-232.

2025-243 A by-law of the City of Ottawa respecting the permitting, regulating, and governing of temporary closures and uses of the City's highways for highway events, notifications relating to demonstrations, and the repeal of By-law 2002-160.

2025-244 A by-law of the City of Ottawa to amend By-law No.2002-189, as amended, respecting special events.

2025-245 A by-law of the City of Ottawa to amend By-law No. 2017-255, as amended, concerning the use of sound amplification at special events.

2025-246 A by-law of the City of Ottawa to amend By-law 2017-255 respecting weekday noise exemptions for outdoor special events impacted by weather delays and unforeseen events.

2025-247 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.

2025-248 A by-law of the City of Ottawa to repeal By-law No. 2024-339.

2025-249 A by-law of the City of Ottawa to designate certain lands at 2583 Carling Avenue and 2599 Carling Avenue as being exempt from Part Lot Control.

2025-250 A by-law of the City of Ottawa to appoint certain Municipal Law Enforcement Officers in the Right of Way Inspections Branch within the Planning, Development and Building Services Department and Traffic Services within the Public Works Department.

2025-251 A by-law of the City of Ottawa to regulate and to promote responsible enjoyment and use of parks and facilities and to repeal By-law 2004-276.

2025-252 A by-law of the City of Ottawa to designate certain lands at promenade Cope Drive as being exempt from Part Lot Control."

2025-253 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 254 Argyle Avenue.

2025-254 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive.

2025-255 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 73, 79, and 83 Ste-Cecile Street

2025-256 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 3990 and 4000 Old Richmond Road, 572 Moodie Drive.

2025-257 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 640 Compass Street.

2025-258 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 3930 Riverside Drive.

2025-259 A by-law of the City of Ottawa to amend the Official Plan, Volume 2a, West Downtown Core Secondary Plan, Chapter 3: Corso Italia Station Area to revise policies and schedules for 930, 1010, and 1030 Somerset Street West.

2025-260 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 930, 1010, and 1030 Somerset Street West.

2025-261 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 5618 Hazeldean Road and 5101 Abott Street.

2025-262 A by-law of the City of Ottawa to designate certain lands at croissant Eileen Vollick Crescent, rangee Ingenuity Row, chemin Galarneau Way, ruelle Velocity Mews and voie Visionary Lane on Plan 4M-1760 as being exempt from Part Lot Control.

2025-263 A by-law of the City of Ottawa to amend various by-laws respecting the participation of licensed vendors at special events and block parties.

2025-264 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1950 Scott Street and 312 and 314 Clifton Road.

Carried

27. Confirmation By-law

Motion No. **2025-61-14**

Moved by M. Carr

Seconded by D. Brown

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of June 25, 2025.

Carried

28. Inquiries

28.1 OCC-2025-10 - New Security Procedures at City Hall

Submitted by Councillor A. Troster

Many residents have contacted my office with concerns about the new security procedures at City Hall. While I recognize the system is in the early stages of implementation, I am concerned about the immediate impacts these changes are having on public access and visitor experience.

Below is a summary of concerns shared directly with my office by residents:

- Multiple residents have reported that directions provided by security staff were unclear or inconsistent, varying from day to day.
- Several visitors felt uncomfortable being asked to remove personal items such as belts, especially when there appeared to be no clear or consistent rationale.
- A repeat visitor to my office shared that security procedures varied significantly across multiple consecutive visits—for example, being asked to remove a belt on one occasion but not the next.
- One resident was denied entry with their bicycle at the Lisgar entrance but was allowed through shortly after at the Laurier entrance.
- At a recent community event, many attendees raised concerns about these new measures, citing specific negative experiences when trying to access City Hall.

City Hall regularly receives members of the public who are in heightened emotional states—often following difficult interactions with City services. Unclear or inconsistent security practices risk escalating these situations and may raise safety concerns for staff in Councillors' offices, Service Ottawa, and Service Ontario.

I appreciate that implementation takes time to stabilize, and I am raising these concerns to help ensure all residents are treated with consistency, fairness, and respect.

To that end, I would appreciate clarification on the following security-related questions:

1. Is there a standardized procedure that security staff are following when screening visitors to City Hall?
2. What kinds of items are currently prohibited from being brought into City Hall, and is there a plan to offer secure or temporary storage for items that cannot be brought past screening?

28.2 OCC-2025-11 - Impacts to cycling and/or pedestrian movement during construction work

Submitted by Councillor S. Plante

Construction on or adjacent to the City's rights of way is impactful to our residents. Where access to pedestrian, cycling or vehicle facilities cannot be maintained, residents expect that they will be informed of any upcoming changes and be given safe and practical alternatives that are accessible, well signed, and well communicated.

Based on inquiries I've received from residents and my own interest in this issue, I would like to know what by-laws, policies and procedures are in place to ensure that vehicle, cycling, and/or pedestrian movement is not unduly impacted during construction or associated occupation of the right of way. This request relates both to construction activities undertaken by the City of Ottawa, projects undertaken by private entities within our right-of-way, as well as occupation of the right of way in support of development or construction on private property. I would appreciate your insight on the following questions.

For construction or associated occupation activities on or around stairs, bike lanes, bike paths, sidewalks, or multi-use paths (MUP) and any other pedestrian or cycle link by any other name, where the proposed construction or related occupation will have an impact on vehicle, cycle and/ or pedestrian movement:

1. How do staff review, coordinate, and approve any detours to ensure that resident safety is prioritized and impacts to residents are minimized?

2. What signage is required to communicate sidewalk and other closures and detours?
3. Does the City allow for sidewalks within the same block to be closed on both sides of the street at the same time, and how are midblock closures or detours signed?
4. What policies and procedures are in place for the City to communicate closures to the public, both in advance and during construction? Similarly, what requirements must private entities follow in communicating with the City and the public?
5. How are these requirements enforced?

29. Adjournment

The meeting adjourned at 3:08 pm.

Motion No. **2025-61-15**

Moved by M. Carr

Seconded by D. Brown

That the proceedings of the City Council meeting of 25 June 2025, be adjourned.

Carried

City Clerk

Mayor