



Finance and Economic Development Committee

Minutes 40

Tuesday, June 7, 2022

9:30 am

Electronic Participation

This Meeting will be held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*. Persons wishing to view the meeting or provide comments on any of the agenda items should refer to the process detailed in and attached to this agenda as an annex.

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- Notes:
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
 2. *Underlining indicates a new or amended recommendation approved by Committee.*
 3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on July 6, 2022 in Finance and Economic Development Committee Report 39.*

Present: **Chair: Mayor J. Watson**
 Vice-Chair: Councillor L. Dudas
 Councillors: J. Cloutier, C. Curry, G. Darouze, E. El-Chantiry,
 G. Gower, A. Hubley, M. Luloff, S. Moffatt, T. Tierney

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Special Meeting Minutes 37 - April 29, 2022

Confidential Minutes 37 - April 29, 2022 (Distributed separately)

Minutes 38 - May 3, 2022

Special Meeting Minutes 39 - May 6, 2022

CONFIRMED

PRESENTATIONS

1. KANATA NORTH BUSINESS ASSOCIATION UPDATE: GROWTH AND OPPORTUNITY IN CANADA'S LARGEST TECH HUB

CITY WIDE

Jamie Petten, President and Chief Executive Office, Kanata North Business Association (KNBA), Amy Macleod, Chair, KNBA and Sir Terry Matthews, Chairman, Wesley Clover International spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Questions and comments pertained to the job fair called Technata, barriers that impact how the City can grow and the possibility of organizing a Tech Tuesday session.

After discussion, the Committee RECEIVED this item for information.

COMMUNITY AND SOCIAL SERVICES

2. ANTI-RACISM STRATEGY

ACS2022-CSS-GEN-012

CITY WIDE

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Receive this report for information.**
- 2. Approve the proposed Anti-Racism Strategy attached as Document 1 to this report.**

Suzanne Obiorah, Director of Gender and Race, Equity, Inclusivity, Indigenous Relations and Social Development, Community and Social Services spoke to a slide presentation, a copy of which is held on file with the City Clerk. Zuhair Alshaer, Papa Ladijiké and Tina Walter, members of the community also provided comments during the staff presentation.

Questions and comments were in regard to, but not limited to the timelines, success measures, initiatives and working in line with the Community Safety and Well-Being Plan (CSWB), as well as the guidelines with respect to intersectionality.

After discussion, the Committee RECEIVED and CARRIED the item as presented.

FINANCE SERVICES

3. FINANCE LEASE AGREEMENTS 2021

ACS2022-FSD-FIN-0004

CITY WIDE

REPORT RECOMMENDATION

That Finance and Economic Development Committee and Council receive this report on outstanding Lease Financing Agreements as of 31 December 2021 as required by Ontario Regulation 653/05 and the City's Administration of Capital Financing and Debt Policy.

RECEIVED

4. 2022 TAX AND RATE OPERATING AND CAPITAL BUDGET Q1 STATUS

ACS2022-FSD-FSP-0008

CITY WIDE

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Receive this report and Documents 1 to 4 for information;**
- 2. Approve the \$4.9 million of funding received from the Ministry of Long-Term Care's Investments to Increase Direct Care Time for Residents Program be applied to the 2022 compensation budget as outlined by the Ministry of Long-Term Care; and**
- 3. Approve the \$472.5 thousand of increased base funding received from the Ministry of Health for the Ottawa Central Ambulance Communications Centre be applied to the 2022 budget; including an increase of one FTE in Paramedic Services as outlined by the Ministry of Health.**

Items 4 and 5 were considered simultaneously. In response to questions with respect to Council's authority to direct investment priorities, investment priorities on climate change and how the municipal investment board would be selected, it was noted that the policy report will be provided to City Council for consideration. Mr. O'Connor also advised that the Office of the City Clerk will assist with the Council-approved appointment process with regard to the selection of the board members.

Other questions pertained to the Hydro dividend fund, the gas tax fund and the city debt outlined in the report.

After discussion, the Committee RECEIVED and CARRIED items 4 and 5 concurrently.

5. 2021 INVESTMENTS, ENDOWMENT FUND AND OTHER TREASURY
ACTIVITIES

ACS2022-FSD-FIN-0005

City Wide

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Receive the results of the City's investments for 2021, as required by Ontario Regulation 438/97 as amended, Section 8(1), and the City of Ottawa Investment Policy;**
- 2. Receive the Long-Term and Short-Term debt summary;**
- 3. Adopt the Prudent Investor Regime to investing City Funds not immediately required by passing a by-law substantially in the form attached as Document 2, consistent with the requirements of the Municipal Act, 2001 section 418.1 and associated Regulation 438/97;**
- 4. Direct the Chief Financial Officer/Treasurer (or their delegate) to develop the Investment Governance Plan that is supported by an Outsource Chief Investment Officer;**
- 5. Establish an Investment Board whereby Council will delegate authority to the Board to manage and oversee the City's**

investments of funds not immediately required by the City, as is required by Ontario Regulation 438/97 subsection 17. (1) as further described in this report;

- 6. Authorize the Chief Financial Officer (or their delegate) to initiate a recruitment process for Investment Board members in accordance with the City's appointment policy; and**
- 7. Direct the Chief Financial Officer (or their delegate) to develop the Statement of Investment Policies and Procedures to be reported back to Council for approval.**

Please refer to the previous item as both Items 4 and 5 were considered concurrently.

RECEIVED and CARRIED

6. CAPITAL ADJUSTMENTS AND CLOSING OF PROJECTS - CITY TAX AND RATE SUPPORTED

ACS2022-FSD-FSP-0009

City Wide

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Authorize the closing of capital projects listed in Document 1;**
- 2. Approve the budget adjustments as detailed in Document 2;**
- 3. Approve the \$1 million one-time funding allocation to fund the Climate Change Master Plan as detailed in Document 2;**
- 4. Return to source or (fund) the following balances and eliminate debt authority resulting from the closing of projects and budget**

adjustments:

- **Municipal drain revenue: (\$87,000)**
 - **Capital supported reserves: \$10,355,969**
 - **Development Charge reserves: \$4,070,076**
 - **Debt Authority: \$43,208,653**
5. **Permit those projects in Document 3 that qualify for closure to remain open;**
 6. **Receive the budget adjustments in Document 4 undertaken in accordance with the Delegation of Authority By-law 2022-29, as amended, as they pertain to capital works; and**
 7. **Authorize staff to perform the necessary financial adjustments as detailed in Documents 1 and 2.**

CARRIED

INNOVATIVE CLIENT SERVICES

7. 2021 PROCUREMENT YEAR IN REVIEW

ACS2022-ICS-PRO-0001

City Wide

REPORT RECOMMENDATION

That the Finance and Economic Development Committee and Council receive this report for information.

RECEIVED

LEGISLATIVE SERVICES

8. 2022 CITY OF OTTAWA MUNICIPAL ACCESSIBILITY PLAN ANNUAL
UPDATE

ACS2022-OCC-GEN-0009

City Wide

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Receive the City of Ottawa Municipal Accessibility Plan – Annual Update (2022) report;**
- 2. Approve the new Process for Consulting with the Accessibility Advisory Committee (Document 1);**
- 3. Approve the amendments to the City of Ottawa Accessibility Policy (Document 2);**
- 4. Approve the updates to the Accessible Formats and Communication Supports Procedure (Document 3);**
- 5. Approve the updates to the Accessibility Impact Statement Instructions (Document 4); and**
- 6. Approve the extension of the pilot to permit Members of Council to access the Council Administration budget to provide Accessible Formats and Communication Supports, including interpretation services such as American Sign Language/Langue de signes québécoise, to residents with disabilities, as described in this report.**
- 7. Receive information related to deviations to the Accessibility Design Standards, as detailed in this report.**

Lucille Berlinguette-Saumure, Program Manager, Accessibility Office, Legislative Services spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

After discussion, the Committee CARRIED this item as presented.

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT

9. ACQUISITION OF NANTES WOOD THROUGH LAND EXCHANGE

ACS2022-PIE-CRO-0005

Cumberland (19)

REPORT RECOMMENDATIONS

- 1. That the Finance and Economic Development Committee declare the property municipally known as 5432 Innes Road, legally described as being Part of Lot 1, CON 8, Cumberland, being all of PIN 145650036, containing an area of approximately 12.63 hectares (31.20 acres), more particularly described, and shown as Parcel 1 on Document 2, attached as surplus to City requirements.**
- 2. That the Finance and Economic Development Committee recommend City Council:**
 - a) Waive articles 2.3 and 5.1 of the Disposal of Real Property Policy and approve the sale of lands described in Recommendation 1 to Provence Orleans Realty Investments Inc.**
 - b) Approve the acquisition of a fee simple interest in lands owned by Provence Orleans Realty Investments Inc. being part of PIN 145642832, containing an area of approximately 4.50 hectares (11.12 acres), legally described as Part of Lot 2, CON 9, RP 4M-1062 shown as Part 1 on Document 1 using the funds generated by the disposal of lands as described in recommendation 2.a).**
 - c) Approve a credit to Provence Orleans Realty Investments Inc. for over-dedication of 1.54 hectares (3.793) acres of lands by Provence Orleans Realty Investments Inc. for the Transitway, shown as Part 3 on Document 1, as outlined in the Ontario Land Tribunal decision dated March 28, 2022 (OLT-21-001575)**

using the funds generated from the disposal of the City lands in recommendation 2.a).

- d) **Approve the use of funds by Recreation, Culture and Facility Services (RCFS) held in the Rock Knoll acquisition account 902396 for the development of the parkland associated with the acquisition recommended in this report.**
- e) **Delegate authority to the General Manager, Planning, Real Estate and Economic Development to enter into, conclude, execute, amend, and implement, on behalf of the City, the Property Acquisition and Disposal Agreement for the acquisition of the Fee Simple Lands in the form of Land Exchange and payment for over dedication of Transitway lands, as described in this report.**

CARRIED

10. **BROWNFIELD GRANT APPLICATION – 1098 OGILVIE ROAD AND 1178 CUMMINGS AVENUE**

ACS2022-PIE-PS-0030

Beacon Hill - Cyrville (11)

REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

1. **Approve the Brownfield Redevelopment Grant application submitted by 6770967 Canada Inc. (Douville, Moffet & Associates), owner of the property at 1098 Ogilvie Road and 1178 Cummings Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$621,497 for which the grant payment period will be phased over a maximum of 10 years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$532,923 under the Development Charge Deferral Program; and the estimated contribution of \$240,129**

towards the Municipal Leadership Strategy fund;

2. Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 6770967 Canada Inc. (Douville, Moffet & Associates), establishing the terms and conditions governing the payment of the grant for the redevelopment of 1098 Ogilvie Road and 1178 Cummings Avenue, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the City Treasurer.

CARRIED

11. BROWNFIELD GRANT APPLICATION – 18 HAMILTON AVENUE NORTH
ACS2022-PIE-PS-0043 Kitchissippi (15)
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REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

1. Approve the Brownfield Redevelopment Grant application submitted by Hamilton Avenue Holdings Inc., owner of the property at 18 Hamilton Avenue North, for Property Tax Assistance and Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$333,706 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$283,651 under the Development Charge Deferral Program; and the estimated contribution of \$33,957 towards the Municipal Leadership Strategy fund;
2. Delegate the authority to the General Manager, Planning, Real Estate

and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Hamilton Avenue Holdings Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 18 Hamilton Avenue North, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.

CARRIED

12. **BROWNFIELD GRANT APPLICATION – 1335 AND 1339 BANK STREET**

ACS2022-PIE-PS-0042

Alta Vista (18)

REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

- 1. Approve the Brownfield Redevelopment Grant application submitted by Lofty Riverside GP Inc., owner of the property at 1335 and 1339 Bank Street, for Property Tax Assistance and Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$4,332,150 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$4,194,025 under the Development Charge Deferral Program; and the estimated contribution of \$310,878 towards the Municipal Leadership Strategy fund;**
- 2. Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Lofty Riverside GP Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1335 and 1339 Bank Street, to the**

satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor, and the Chief Financial Officer.

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

- A USE OF DELEGATED AUTHORITY DURING 2021 BY REVENUE SERVICES UNDER SCHEDULE “B” OF BY-LAW 2022-29, AS AMENDED BY BY-LAW 2022-77

ACS2022-FSD-REV-0004

CITY WIDE

INQUIRIES

Councillor T Tierney submitted the following inquiry:

Wesley Clover Parks was established in 2014 when the NCC granted the Wesley Clover Foundation with control of the operations of the former equestrian park and the Municipal Campground at 411 Corkstown Road. Over the last eight years, Wesley Clover Parks (WCP) has focused on offering quality equestrian programming and a variety of music events on this property. WCP is now preparing to expand its facilities and increase the sporting opportunities offered at its site.

There has been considerable discussion on the eligibility of Wesley Clover Parks as a Municipal Capital Facility. Section 110 of the *Municipal Act, 2001, S.O., c.25* permits a municipality to enter into Agreements for the provision of municipal capital facilities (MCF). Section 110 of the *Municipal Act, 2001* also permits a Council of a municipality to designate lands with the classes of lands described in Ontario Regulation 603/06 as an MCF and may exempt the facilities from

taxation for municipal and school purposes.

Wesley Clover Parks has officially requested the City of Ottawa to be designated a Municipal Capital Facility. A legal opinion provided by the Wesley Clover Foundation has determined that the Park satisfies the eligibility requirements of the *Municipal Act, 2001, S.O. 2001, c 25* for the City to classify the Park as an MCF.

In light of this legal opinion and the new information provided by WCP with respect to its expansion plans, can staff in RCFS and Finance finalize their review of WCP's request to designate Wesley Clover Parks as a Municipal Capital Facility, and share the rationale and outcome of their assessment with Finance and Economic Development Committee (FEDCO) and Council before the next meeting of the FEDCO?

ADJOURNMENT

The meeting adjourned at 11:53 am.

Committee Coordinator

Chair