



Ottawa City Council

Minutes

Meeting #: 64

Date: September 10, 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 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

Absent: Councillor David Hill

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, September 10, 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 J. Leiper

The National Anthem was performed by Nepean High School.

4. Roll Call

All Members of Council were present except Councillor D. Hill.

5. Confirmation of Minutes

5.1 Minutes 63 of the City Council meeting of 27 August 2025

Carried

5.2 Confidential Minutes 63 of the City Council meeting of 27 August 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 Responses to Inquiries

7.2.1 OCC-2025-09 – Water Usage Notification

7.2.2 OCC-2025-12 - Taxation of Additional Units

7.3 Petitions

A petition submitted by CAFES, containing 511 signatures, requesting that staff prioritize annual reporting to council and residents on greenhouse gas emissions and progress towards climate targets, as well as issue the emissions inventory reports for 2021, 2022, 2023 and 2024 as soon as possible.

8. Regrets

Councillor D. Hill advised that he would be absent from the City Council meeting of 10 September 2025.

9. Motion to Introduce Reports

Motion No. **2025-64-01**

Moved by A. Troster

Seconded by S. Devine

That the Agriculture and Rural Affairs Committee Report 27, Finance and Corporate Services Committee Report 27, Planning and Housing Committee Report 52 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of August 27, 2025” be received and considered.

Carried

10. Agriculture and Rural Affairs Committee Report 27

10.1 Result of the Traffic Signal and All-Way Stop Control Warrant Review in Consideration to Rural Context

File No. ACS2025-PWD-ARAC-0001 - West Carleton-March (Ward 5);
Orléans South-Navan (Ward 19); Osgoode (Ward 20); Rideau-Jock (Ward 21);
Riverside South-Findlay Creek (Ward 22)

Committee Recommendation(s), as amended

That Council:

1. **Receive for information enhancements made under delegated authority to the signal warrant review process as described in this report;**

2. **Approve the new warrant criteria associated with the implementation of all way stop control (AWSC) on rural collectors as described in this re-port;**
3. **Approve that a traffic control signal be approved for installation at the intersection of Perth (Street) and Shea (Road);**
4. **Direct staff to undertake the design required to support the removal of the Intersection Pedestrian Signal (IPS) at Perth near Gamble (Drive) and the addition of a traffic control signal at Perth and Shea along such a timeline as to permit construction as soon as possible; and**
5. **Direct staff to include the detailed design and construction of this traffic control signal for Council's consideration as part of the 2026 Capital Budget, Intersection Control Measures Program (100% funded through Development Charges).**

Carried

10.2 McIntyre-Scobie Municipal Drain – Appointment of Engineer

File No. ACS2025-IWS-WL-0016 - Rideau-Jock (Ward 21)

Committee Recommendation(s)

That Council receive the request for major improvement under Section 78(1) of the *Drainage Act* for the McIntyre-Scobie Municipal Drain and deny the request to appoint an Engineer for this project.

Carried

11. Finance and Corporate Services Committee Report 27

11.1 2025 Tax, Transit and Rate Supported Programs Operating and Capital Budget Q2 Status

File No: ACS2025-FCS-FSP-0010 - City-wide

Committee Recommendation(s)

That Council receive the 2025 Q2 Operating and Capital Status and 2025 Year-end Forecast for information as detailed in Documents 1 to 4.

Received

11.2 Proposed 2026 Budget Directions, Timeline and Consultation Process

File No: ACS2025-FCS-FSP-0009 - City-wide

Committee Recommendation(s), as amended**That Council approve the following:**

- 1. The approach and timetable for consultation and consideration of the 2026 Budget as outlined in the report.**
- 2. The following directions for developing the Draft 2026 Budget:**
 - a. That the Draft 2026 Municipal Budget be developed in accordance with Section 290 of the *Municipal Act*, which requires municipalities to prepare and adopt a balanced budget, ensuring that total expenditures do not exceed total revenues. To balance the City's expenditures, funding sources include grants from other levels of government, fees and service charges (including rates and fares), property taxes, payment in lieu of taxes, and reserves.**
 - b. That the Draft 2026 Municipal Tax Supported Budgets be developed with an overall net tax requirement increase of no more than 3.75 percent including:**
 - i. The City-wide tax levy increase of up to 2.9 percent, which includes funding for City-wide tax supported services, Library and Public Health, and that Council recommend that the Library and Public Health Boards develop their draft budgets based on their pro rata share of this.**
 - ii. The Ottawa Police Services levy be increased between 2.9 percent and 6.5 per cent and that Council recommend that the Police Services Board develop their draft budget based on this.**
 - c. That the municipal tax supported services include a list of budget efficiencies for the Draft 2026 Budget. To date the City has avoided an additional 10 per cent tax increase over this Term of Council through \$207.5 million of achieved savings. These efficiencies reduce the overall tax**

supported net requirement while maintaining service and balancing affordability.

- i. That Council recommend that the Library and Public Health Boards develop their draft budgets to include a list of budget efficiencies to reduce the overall tax supported net requirement.**
 - ii. That Council recommend that the Ottawa Police Services Board develop their draft budget to include a list of budget efficiencies to reduce the overall tax supported net requirement.**
- d. That the Draft 2026 Transit Budget be developed in consideration of the continued path to financial sustainability, work of the Transit Long-Range Financial Plan Working Group and advocacy for support from other levels of government, including the provincial commitment to upload the Ottawa LRT as announced in the Province of Ontario's 2025 Budget, and the following items:**
- i. A transit levy increase of between 3 and 15 per cent**
 - ii. A fare increase between 2.5 and 7.5 per cent**
 - iii. A list of operating efficiencies to reduce the overall fare and transit tax levy requirement**
 - iv. Identify a list of capital investment deferrals for consideration as part of the tabled Draft 2026 Transit Budget**
 - v. Identify any funding related to the provincial commitment to upload the Ottawa LRT**
 - vi. Identify federal funding from the Capital Plan under the Baseline Funding Stream of the Canada Public Transit Fund (CPTF)**
 - vii. Identify any other levers for consideration as part of the tabled Draft 2026 Transit Budget**
- e. That the assessment growth taxation revenues generated from new properties be estimated at 1.6 per cent of the current taxation for 2025 and that Council recommend that**

the Library, Public Health, and the Police Services Boards develop their budgets within this allocation.

- f. **That City user fees and charges increase in accordance with the direction outlined in the Fiscal Framework or the Long-Range Financial Plans.**
 - g. **That the garbage fee be increased in accordance with the approved Solid Waste Services Master Plan and Solid Waste Long-Range Financial Plan, reflecting a 10 per cent increase in 2026 and to add a list of operating efficiencies to reduce the overall garbage fees.**
 - h. **That the Draft 2026 Capital Budget be developed in accordance with the direction outlined in the 2024 Development Charges (DC) Provisional Background Study, Long-Range Financial Plans and Fiscal Framework.**
 - i. **That the Draft 2026 Rate Supported Budget be developed in accordance with the approved 2025 Long-Range Financial Plan VI - Water, Wastewater and Stormwater.**
3. **That the 2026 Recreation, Culture and Facility Services User Fees be approved to allow registrations and rentals sold in 2025 for 2026 to use 2026 rates, as described in this report.**

Carried as amended, with dissents from Councillor Luloff on recommendation 2.b.i., from Councillor Brockington on recommendation 2.d., from Councillor Carr on recommendation 2.d., from Councillor Brown on recommendation 2.d.i and ii., and from Councillor Hubley on recommendation 2.d.i.

For (16): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, C. Kelly, G. Gower, T. Tierney, S. Plante, R. Brockington, M. Carr, C. Kitts, I. Skalski, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (8): T. Kavanagh, L. Johnson, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, and S. Menard

Carried as amended (16 to 8)

Due to the dissents outlined above, recommendation 2.d.i. LOST on a 12/12 tie.

Amendment:

Motion No. **2025-64-02**

Moved by J. Bradley
 Seconded by T. Kavanagh

WHEREAS the proposed 2026 Budget directions report recommends that the Draft 2026 Transit Budget be developed with a focus on financial sustainability; and

WHEREAS as part of those recommendations' city staff have been directed to consider a transit fare increase between 2.5 and 7.5 per cent; and

WHEREAS transit ridership has not yet returned to pre-pandemic levels, and higher fares have been shown to negatively affect ridership growth and overall affordability of the system; and

WHEREAS fare revenue projections have consistently fallen short, compounding the transit system's financial deficit; and

WHEREAS transit riders have already faced significant fare increases, including an average 5 per cent fare hike in 2025, an 18 per cent increase to seniors' fares, elimination of the youth pass, and higher student pass costs.

THEREFORE BE IT RESOLVED that Recommendation 2.D.ii of the 2026 Budget Directions report be amended to state:

ii. Transit fare increase of no more than 2.9 percent.

Aligning with the proposed city-wide service tax increase and ensuring that any planned increases keep transit affordable.

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

Against (13): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, C. Kelly, G. Gower, T. Tierney, C. Kitts, I. Skalski, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (11 to 13)

Amendment:
 Motion No. **2025-64-03**

Moved by D. Brown
 Seconded by M. Sutcliffe

WHEREAS Council is being requested to approve a 3.75 percent tax increase for Budget 2026; and

WHEREAS Canada's CPI inflation rate has only risen by 1.7 percent from January to June 2025; and

WHEREAS According to Statistics Canada Ottawa's Economy has lost 20,000 jobs over the last five months; and

WHEREAS Ottawa's unemployment rate has increased to 6.8 percent in August from 5.7 percent in January 2025; and

WHEREAS Ottawa taxpayers expect Ottawa City Council to focus our scarce tax dollars on frontline core services to better reflect the economic realities of our residents; and

WHEREAS Council has saved more than \$207 million through the Service Review Working Group and the Agile Government Working Group avoiding a 10 percent property tax increase; and

WHEREAS this approach has allowed Ottawa to have the lowest tax increases among all major Canadian municipalities while still investing in programs and services that residents depend on.

THEREFORE BE IT RESOLVED THAT Ottawa City Council instruct the City Manager and the Office of the Chief Financial Officer identify significant operating savings, as part of the work of the Service Review Working Group, that demonstrate the City's continued commitment to ensuring that Ottawa remains an affordable City; and

BE IT FURTHER RESOLVED THAT all potential savings be drawn from non-core service programs and services, back-office operations, and non-frontline areas of the City's operating budget; and

BE IT FURTHER RESOLVED THAT staff identify these savings in a memo from the Service Review Working Group prior to or during budget tabling for Council's consideration.

Carried

Amendment:

Motion No. 2025-64-04

Moved by D. Brown

Seconded by I. Skalski

WHEREAS the City of Ottawa has experienced steady growth in the number of Full-Time Equivalent (FTE) positions in recent years, including the single largest increase since amalgamation, increasing FTE's by 507.95 in the 2025 Budget; and

WHEREAS personnel costs represent a 38 percent share of the City's operating budget; and

WHEREAS Council is committed to fiscal discipline, ensuring taxpayer dollars are spent efficiently while maintaining core service levels; and

WHEREAS Ottawa residents are facing tough financial times amid a slowing Canadian economy, with Q2 2025 GDP contracting and the Bank of Canada noting weak activity and elevated uncertainty; and

WHEREAS the federal government has begun materially reducing the size of the public service and has signaled deeper workforce reductions over the planning horizon, with nearly 10,000 positions already shed in this fiscal year and analyses projecting reductions that could reach tens of thousands nationwide by 2028, heavily impacting the National Capital Region; and

WHEREAS Ottawa's local labour market has weakened, including a loss of 20,000 jobs over the last five months; and

WHEREAS it is reasonable for City Council, when setting Budget Directions, to direct the City Manager to find efficiencies within the administrative structure she oversees in order to protect frontline services and to create capacity for reallocation of scarce tax dollars to the priorities of Council; and

WHEREAS there are 598 positions identified as either General Manager, Director, Manager, and Program Manager classifications within the Corporation; and

WHEREAS placing a cap on the total number of FTEs will encourage more efficient workforce management, improved productivity, and prioritization of critical service delivery in contrast with the workforce reductions that are currently ongoing within the Federal Government; and

WHEREAS this approach supports responsible long-term fiscal planning and can help mitigate future financial pressures, keeping affordability of municipal services as a key priority; and

WHEREAS a total of 17,105 FTEs is deemed an appropriate ceiling based on the most recent approved staffing levels.

THEREFORE BE IT RESOLVED THAT City Council recommend a cap of 17,105 on the total number of Full-Time Equivalent positions across the City of Ottawa for 2026; and

BE IT FURTHER RESOLVED THAT exemptions to these caps only apply to front line service positions for Ottawa Paramedic Services, Ottawa Fire Services and Bylaw and Regulatory Services and requests for exemptions on these caps also be made of Ottawa Police Services, Ottawa Public Library, Ottawa Public Health, Transit and provincial and mandated statutory positions (e.g. Long-Term Care & Childcare) such that none of the services listed herein are impacted by the FTE cap on other services; and

BE IT FURTHER RESOLVED THAT Council direct the Office of the City Manager to conduct a review of positions classified as General Manager, Director, Manager, and Program Manager to identify potential operational efficiencies by increasing the span of control of these positions; and

BE IT FURTHER RESOLVED THAT, where rationalizations of existing positions might be recommended by the City Manager, the City take an attrition first approach to reduce operational and personal impacts across the corporation; and

BE IT FURTHER RESOLVED THAT the City Manager bring forward a report of the impacts of this motion during budget tabling for Council's consideration.

For (14): M. Sutcliffe, M. Luloff, L. Dudas, C. Curry, C. Kelly, T. Tierney, S. Plante, R. Brockington, C. Kitts, I. Skalski, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (10): G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, S. Menard, and M. Carr

Carried (14 to 10)

11.3 Reimbursement of Members' legal expenses related to the Code of Conduct for Members of Council

File No. ACS2025-OCC-GEN-0008 - City-wide

Committee Recommendation(s), as amended

1. That City Council approve amendments to the Complaint Protocol for the Code of Conduct for Members of Council and the Elected Officials' Office Manual, as described in this report; and
2. **That the amendments to the Complaint Protocol for the Code of Conduct for Members of Council and the Elected Officials' Office Manual be deemed to come into force as of January 1st, 2025.**

Carried with dissent from Councillor Lo on recommendation 2.

Carried

11.4 Affordable Housing Community Improvement Plan – Applications for Tax Increment Equivalent Grants (TIEGs) Report

File No. ACS2025-SI-HSI-0016 - Rideau-Rockcliffe (Ward 13); Somerset (Ward 14)

Committee Recommendation(s)

That Council:

1. **Approve the application submitted by Taggart (City Centre) Ltd. for the property at 299 City Centre Avenue, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$6,660,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50 per cent of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement, and extend the deadline to obtain an Occupancy Permit post-approval from four years to five years;**

2. **Approve the application submitted by Bayview Wateridge Inc., for the property at 375 Codd's Road, for the Tax Increment Equivalent Grant (TIEG) under the Affordable Housing Community Improvement Plan (CIP), for a total grant of approximately \$2,640,000, in the form of annual grants between \$6,000 and \$8,000 per affordable unit per year, or 50 per cent of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years, subject to the establishment of, and in accordance with, the terms and conditions of an Affordable Housing CIP Agreement;**
3. **Delegate authority to the Interim Director of Housing Solutions and Investment Services to execute Affordable Housing CIP Agreements establishing the terms and conditions governing the payment of the Affordable Housing TIEG with the owners and/or beneficial owners for the noted properties at:**
 - i. **299 City Centre Avenue (Ward 14. Somerset)**
 - ii. **375 Codd's Road (Ward 13. Rideau – Rockcliffe)****with such agreements being to the satisfaction of the City Solicitor and the Chief Financial Officer;**
4. **Delegate authority to the Interim Director of Housing Solutions and Investment Services to make minor adjustments to the Council-approved number of units and associated TIEG, within the 50 per cent tax increment cap, prior to the execution of the Affordable Housing CIP Agreement.**

Carried

12. **Planning and Housing Committee Report 52**

12.1 **Zoning By-law Amendment – 200 Baribeau Street**

File No. ACS2025-PDB-PS-0063 – Rideau-Vanier (Ward 12)

Committee Recommendation(s), as amended

That Council approve an amendment to Zoning By-law 2008-250 for 200 Baribeau Street, as shown in Document 1, to permit a new residential Planned Unit Development consisting of up to nine (9) multi-unit residential buildings with a maximum total of up to 282

units, as detailed in Document 2 as amended by Motion No. PHC 2025-52-01.

Carried with dissents from Councillors Plante, King, Menard, and Carr.

Carried

13. Bulk Consent Agenda

13.1 Agriculture and Rural Affairs Committee Report 27

13.1.1 Zoning By-law Amendment – 2164 Old Prescott Road

File No. ACS2024-PDB-PS-0051 – Osgoode (Ward 20)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 2164 Old Prescott Road, as shown in Document 1, to permit a detached dwelling, as detailed in Document 2.

Carried

13.1.2 Zoning By-law Amendment – 5581 Doctor Leach Drive

File No. ACS2025-PDB-PSX-0059 – Rideau-Jock (Ward 21)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 5581 Doctor Leach Drive, as shown in Document 1, to amend rural exception [580r] to permit a two-storey apartment building, as detailed in Document 2.

Carried

13.1.3 Rural Environmental Land Acquisition and Stewardship Program
Terms of Reference and Property Selection Criteria

File No. ACS2025-SI-CCR-0005 - City-wide

Committee Recommendation(s)

That Council approve the proposed Terms of Reference for the Rural Environmental Land Acquisition and Stewardship

Program, attached as Document 1, including the proposed Property Selection Criteria.

Carried

13.2 Finance and Corporate Services Committee Report 27

13.2.1 Procurement By-law update – Trade Policy

File No. ACS2025-FCS-PRO-0002 - City-wide

Committee Recommendation(s)

That Council approve the amendments to the Procurement By-Law as detailed in this report and in Document 1.

Carried

13.2.2 2024 Investments, Endowment Fund, and Other Treasury Activities

File No. ACS2025-FCS-FIN-0007 - City-wide

Committee Recommendation(s)

That Council:

- 1. Receive the results of the City's investments for 2024, as required by Ontario Regulation 438/97 as amended, Section 8(1), and the City of Ottawa Investment Policy.**
- 2. Receive the 2024 Long-Term and Short-Term Debt Summary.**
- 3. Approve the dissolution of the Endowment Committee transitioning the endowment fund holdings to the funds being invested under the prudent investor regime overseen by the Ottawa Investment Board.**
- 4. Approve the final Statement of Investment Policies and Procedures governing the funds being invested under the prudent investor regime reviewed by the Ottawa Investment Board.**
- 5. Delegate authority to the Chief Financial Officer/Treasurer to execute the amendments to the**

Facility Agreements with the Ottawa Community Ice Partners (OCIP), as described in this report.

- 6. Receive the Treasury Services Contracts report as required by Delegation of Authority By-law 2025-69 Schedule B, section 15(2).**

Carried

13.2.3 West Carleton Environmental Centre Host Community Fee & Legacy Fund Q2 2025 Update

File No. ACS2025-FCS-FSP-0011 - City-wide

Committee Recommendation(s)

That Council receive this report for information.

Received

13.2.4 New Affordable Housing Tax Subclass

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

Committee Recommendation(s)

That Council:

- 1. Adopt the new Affordable Rental Housing property tax subclass for multi-residential and new multi-residential classes for the 2026 taxation year.**
- 2. Direct the Deputy City Treasurer, Revenue Services, to conduct a detailed analysis of the associated financial implications once a listing of qualifying properties is available from the Municipal Property Assessment Corporation (MPAC) and recommend an Affordable Rental Housing Subclass discount rate between 0 per cent and 35 per cent through the 2026 annual Tax Policy report.**

Carried

13.2.5 Riverside South - Limebank Extension – Stage 2 LRT – Transfer Agreement

File No. ACS2025-SI-HSI-0018 - Osgoode (Ward 20); Riverside-South Findlay Creek (Ward 22)

Committee Recommendation(s)

That Council:

1. **Declare certain lands previously acquired for the purposes of the cancelled North-South LRT project and shown on Document “1” (the “Surplus City Lands”), as surplus to municipal needs**
2. **Authorize the Interim Director, Housing Solutions and Investment, Strategic Initiatives Department staff to execute a Transfer Agreement with Riverside South Development Corp. (“RSDC”) to provide for the transactions summarized in Document “4” attached to this Report (the “Transfer Agreement”) and,**
3. **Authorize Housing Solutions and Investment, Strategic Initiatives Department staff to take such steps as may be required to complete the transactions contemplated in the Transfer Agreement, including the disposal of the Surplus City Lands to RSDC and the acquisition by the City of lands required for the Stage 2 LRT Project (Trillium Line Extension), owned by RSDC and described in Document “2” to this Report (the “RSDC Lands”) as well as a drainage easement over the Drainage Easement lands described in Document “3” to this Report.**

Carried

13.3 Planning and Housing Committee Report 52

13.3.1 Zoning By-law Amendment - 1174 Carp Road

File No. ACS2025-PDB-PSX-0042 – Stittsville (Ward 6)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 1174 Carp Road, as shown in Document 1, to permit a 14-storey retirement home, as detailed in Documents 2 and 3.

Carried

13.3.2 Zoning By-law Amendment – 484 Hazeldean Road

File No. ACS2025-PDB-PSX-0053 – Kanata South (Ward 23)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 484 Hazeldean Road, as shown in Document 1, to permit “amusement centre” and “bar” as additional land uses in the shopping centre, as detailed in Document 2.

Carried

13.3.3 Zoning By-law Amendment - 1657 Carling Avenue and 386 Tillbury Avenue

File No. ACS2025-PDB-PSX-0039 – Kitchissippi (Ward 15)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 1657 Carling Avenue and 386 Tillbury Avenue, as shown in Document 1, to permit a 28-storey, mixed-use building, as detailed in Document 2.

Carried

13.3.4 Class 4 Noise Classification, 25 Pickering Place

File No. ACS2025-PDB-PS-0059 – Alta Vista (Ward 18)

Committee Recommendation(s)

That Council:

1. **Designate 25 Pickering Place, shown on the location plan attached as Document 1 to this report, as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City’s Environmental Noise Control Guidelines,**

and that the property be listed as a Class 4 area within Appendix A to the City's Environmental Noise Control Guidelines.

2. **Further amend the Noise By-law being By-law 2017-255 by adding the site specific provision set forth in Document 2 below.**

Carried

13.4 City Clerk – Summary of Oral and Written Public Submissions

13.4.1 Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of August 27, 2025

File No. ACS2025-OCC-CCS-0104 - 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 August 27, 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 Documents 1-2.

Carried

14. In Camera Items

Council resolved in camera at 11:43 am.

In Camera Session

In Council (Open Session)

Council resumed in open session at 12:42 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)(c), a proposed or pending acquisition or disposition of land for the purposes of the City; and Subsection 13(1)(j), a position, plan, procedure, criteria or instruction to be applied to any negotiations carried

on or to be carried on by or on behalf of the municipality, with respect to the Potential Property Acquisition – Update.

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

Motion No. **2025-64-05**

Moved by A. Troster

Seconded by S. Devine

BE IT RESOLVED that City Council resolve in camera pursuant to Procedure By-law 2025-100, Subsections 13(1)(c), a proposed or pending acquisition or disposition of land for the purposes of the City; and Subsection 13(1)(j), a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality, with respect to the Potential Property Acquisition – Update.

Carried

14.1 Potential Property Acquisition – Update

To be considered In Camera pursuant to Procedure By-law 2025-100, Subsections 13(1)(c), a proposed or pending acquisition or disposition of land for the purposes of the City; and Subsection 13(1)(j), a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. As such, this matter will not be reported out.

15. Disposition of Items Approved by Committees under Delegated Authority

That Council receive the list of items approved by its Committees under Delegated Authority, attached as Document 1.

Received

16. Motion to Adopt Reports

Motion No. **2025-64-06**

Moved by A. Troster

Seconded by S. Devine

That the Agriculture and Rural Affairs Committee Report 27, Finance and Corporate Services Committee Report 27, Planning and Housing Committee Report 52 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of August 27, 2025” be received and adopted as amended.

Carried

17. Motions of Which Notice Has Been Previously Given

17.1 Michael Mack Rink

Motion No. **2025-64-07**

Moved by R. Brockington

Seconded by L. Dudas

WHEREAS the late Michael Mack was a life-long resident of the Carleton Heights neighbourhood of River Ward; and

WHEREAS Michael Mack was passionate, loyal and dedicated to his community and served on the Board of the Directors of the Carleton Heights and Area Residents’ Association for many years, including as President; and

WHEREAS Michael Mack was also a former paddler at the Rideau Canoe Club in his early days and became a dedicated volunteer at the Club, as confirmed by other volunteers, “Mike spent thousands of hours around the club, doing maintenance, shoveling snow and sorting out mountains of bottles and cans for recycling during our home nationals”; and

WHEREAS Michael Mack served as the outdoor rink coordinator in Carleton Heights Park for countless winters, sometimes the sole volunteer in preparing and maintaining ice for the season; and

WHEREAS the Board of Directors of the Carleton Heights and Area Residents’ Association supports the naming of the Carleton Heights Rink to commemorate the life and service of Michael Mack;

THEREFORE BE IT RESOLVED THAT The outdoor community rink located in Carleton Heights Park be named the Michael Mack Rink and that all costs associated with the creation and installation of the

bronze plaque, as well as possible other signage on one hockey board, be covered by the local Councillor (Ward 16).

Carried

17.2 Council Sponsors Group – Climate Change

Motion No. **2025-64-08**

Moved by S. Menard

Seconded by M. Carr

WHEREAS a Climate Change Council Sponsors Group was established during the 2018-2022 Term of Council and re-established for the 2022-2026 Term as approved by Council on November 8, 2023 with the appointment of the following:

1. **Councillor Shawn Menard**
2. **Councillor Marty Carr**
3. **Councilor David Hill**
4. **Councillor Theresa Kavanagh**
5. **Councillor David Brown; and**

WHEREAS the role of the Council Sponsors Group is to provide advice to staff, integrate climate considerations into committee work, and champion implementation of the Climate Change Master Plan;

THEREFORE BE IT RESOLVED that the composition of the Climate Change Council Sponsors Group be increased to up to six Members of Council with continued representation from the urban area (inner and outer urban), suburban area and rural area; and

BE IT FURTHER RESOLVED that Councillor Sean Devine be appointed as the sixth Council member to the Climate Change Council Sponsors Group for the remainder of the 2022-2026 Term of Council.

Carried

17.3 Elected officials' remuneration

Motion No. **2025-64-09**

Moved by S. Menard

Seconded by D. Brown

WHEREAS as part of the 2022-2026 Mid-term Governance Review, Council considered a November 2024 report from an independent third party, MNP Business Consulting and Advisory Services LLP (MNP), which included a review of Member remuneration against comparator municipalities, among other matters; and

WHEREAS the MNP Report recommended that, “To support ongoing market-aligned remuneration, consider implementing an automatic formal market review process at the end of year two or year three of the Elected Officials’ term, with any approved adjustments taking effect at the start of the new Elected Officials’ term”; and

WHEREAS approving a future adjustment to align Ottawa City Councillors’ remuneration with the average remuneration for comparator municipalities at the start of the new term of Council in 2026 would provide for the market review approach as recommended in the MNP report;

THEREFORE BE IT RESOLVED that staff be directed to include in the 2026-2030 Governance Review report an adjustment to Ottawa City Council remuneration to align with the average remuneration for comparator municipalities at that time, as described in this motion, to take effect on November 15, 2026.

Carried with dissents from Councillors Gower, Tierney, Carr, Skalski, Desroches and Hubley.

Carried

17.4 Sidewalk on Limebank and LRT Station

Moved by S. Desroches

Seconded by D. Brown

Note: The Desroches/Brown motion of which notice was previously given at the City Council meeting of 27 August 2025 was withdrawn, pursuant to Subsection 60(6) of the Procedure By-law.

18. Motions Requiring Suspension of the Rules of Procedure

18.1 Councillor Appointment – Canadian Capital Cities Organization (CCCO)

Motion No. **2025-64-10**

Moved by T. Tierney

Seconded by R. Brockington

That the Rules of Procedure be suspended to consider the following motion, in order that the Council appointee may attend upcoming meetings of the organization;

WHEREAS the Canadian Capital Cities Organization (CCCO) is a network for Canada’s capital cities and capital commissions, with a mission to support and focus on messaging the unique and symbolic significance of Canada’s capital cities and promote this to residents; and

WHEREAS Councillor Laura Dudas previously served as the City of Ottawa’s representative and has stepped down from this role following her appointment to the Federation of Canadian Municipalities (FCM); and

WHEREAS the Mayor, as Chair of Nominating Committee, and in consultation with the City Clerk, has reviewed the vacancy following an expression of interest sent by the Office of the City Clerk;

THEREFORE BE IT RESOLVED that Council appoint Councillor Steve Desroches as the City of Ottawa’s representative to Canadian Capital Cities Organization (CCCO) for the remainder of the 2022-2026 Council term, with the City of Ottawa continuing to assume all costs associated with the Council-appointed representative attending CCCO’s Board of Directors meetings, to be funded from the Council Administration budget.

Carried

18.2 Commemoration of the late Brkti Berhe

Motion No. **2025-64-11**

Moved by R. Brockington

Seconded by M. Sutcliffe

That the Rules of Procedure be suspended to consider the following motion to allow sufficient time for the plaque to be installed in a timely fashion.

WHEREAS on October 24, 2024, the late Brkti Berhe, mother of four, wife and neighbour, was violently attacked in Paul Landry Park in broad daylight; and

WHEREAS this resulted in Brkti losing her life (deemed a femicide), leaving her family, the Eritrean community in Ottawa and Hunt Club neighbourhood in shock and mourning; and

WHEREAS the City of Ottawa would be honoured to commemorate the life of Brk-ti Berhe by installing a plaque in Paul Landry Park, on an existing rock currently used by the community to informally commemorate her death; and

WHEREAS the City of Ottawa does not currently have a policy or guidelines on commemorations of this nature; and

WHEREAS the local Councillor (Ward 16), can fund the purchase of the plaque and installation costs from the Ward 16 constituency services budget; and

WHEREAS the family of Brkti Berhe has been notified and are supportive of this commemoration;

WHEREAS the Hunt Club Community Association is supportive of this commemoration,

THEREFORE BE IT RESOLVED that Council approve the commemoration in memory of Brkti Berhe in Paul Landry Park; and

BE IT FURTHER RESOLVED that an appropriate plaque be installed in the park; and

BE IT FURTHER RESOLVED that all costs related to the production and installation of the plaque and any subsequent event be funded through the Ward 16 constituency services budget.

Carried

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

19.1 100th Anniversary of L'Ordre de Jacques-Cartier, known as 'La Patente', plaque

Moved by S. Plante

Seconded by M. Sutcliffe

WHEREAS on October 22, 2026, L'Ordre de Jacques-Cartier, known as 'La Patente', will celebrate the 100th Anniversary of its inception; and

WHEREAS the first meeting of L'Ordre de Jacques-Cartier took place in the rectory of the Saint-Charles Church in Vanier on October 22, 1926; and

WHEREAS its goal was to establish an organization that could further the interests of French Canadians within federal institutions, including legislative bodies, the public service and the judiciary, to advance institutional bilingualism; and

WHEREAS the efforts of L'Ordre de Jacques-Cartier contributed to bilingual post-age stamps and bank notes, the establishment of French radio at Radio-Canada across the country, and French services at Bell Canada prior to its dissolution in 1965; and

WHEREAS the Comité de la Francophonie de L'Association communautaire de Vanier and Parks Canada request the installation of a federal bilingual plaque in St-Charles Park, located at 5 St-Charles Street, in recognition of L'Ordre de Jacques-Cartier, known as 'La Patente';

THEREFORE BE IT RESOLVED that Parks Canada and the Comité de la Francophonie de L'Association communautaire de Vanier be granted permission to in-stall a federal bilingual plaque in the north-east section of the park owned by the City of Ottawa; and

BE IT FURTHER RESOLVED that the plaque not be installed without final approval of text and site placement by the City of Ottawa; and

BE IT FURTHER RESOLVED that all costs for the production, installation, maintenance, and/or replacement of the stand and plaque be funded by an external source, including but not limited to, Parks Canada and the Comité de la Francophonie de L'Association communautaire de Vanier.

19.2 Year-Round On-Street Parking Restrictions – Northern Portion of Brae Street

Moved by G. Gower
Seconded by T. Tierney

WHEREAS residents have regularly expressed safety concerns with parking and sightline issues at Brae Crescent and Stittsville Main Street.

WHEREAS Brae Crescent is a narrow street with no sidewalks and a small shoulder that leads into a busy business zone.

WHEREAS ongoing and future construction at properties located on Brae Crescent between Stittsville Main Street and Norway Spruce Street has increased the number of vehicles parking on Brae Crescent.

WHEREAS the upcoming installation of seasonal parking restrictions provides an opportunity to install year-round signage now.

THEREFORE BE IT RESOLVED THAT City Council approve the installation of year-round on-street parking restrictions on the south side of Brae Street between Stittsville Main Street and Norway Spruce Street. For added clarity, this would apply only to the northern portion of Brae Street in Stittsville.

19.3 Appointment of Honourary Council Co-Chair for the 2025 City of Ottawa Employee United Way Campaign

Moved by J. Bradley
Seconded by M. Carr

WHEREAS United Way East Ontario has been the City of Ottawa's corporate charity and has participated in an annual employee campaign since 2001; and

WHEREAS United Way East Ontario brings people from different organizations together to create long lasting social change through its three focus areas, All That Kids Can Be, From Poverty to Possibility, and Heathy People Strong Communities; and

WHEREAS United Way East Ontario launches its annual fundraising campaign every fall to support local charities, committed to a 100% local impact; and

WHEREAS the City continues to use the United Way's ePledge Donation program to allow employees to donate; and

WHEREAS the Chair of the Community Services Committee has historically taken on the role of honorary Co-Chair for the City's Employee Campaign; and

WHEREAS Chair Laura Dudas has indicated her willingness to continue in this capacity for the 2025 campaign; and

WHEREAS the Honourary Council Co-chair will work with the General Manager of Recreation, Cultural and Facility Services on the 2025 City of Ottawa Employee United Way Campaign; and

THEREFORE BE IT RESOLVED that Council appoint Councillor Laura Dudas as the Honourary Council Co-Chair for the 2025 City of Ottawa Employee United Way Campaign.

19.4 Advancing Food Security by Addressing Root Causes

Moved by M. Carr

Seconded by C. Kitts

WHEREAS access to adequate, nutritious, and culturally appropriate food is a basic human right, recognized under Article 25 of the Universal Declaration of Human Rights and affirmed by Canada's endorsement of the International Covenant on Economic, Social and Cultural Rights;

WHEREAS a growing number of households are experiencing episodic and chronic food insecurity;

WHEREAS food insecurity is defined as the inadequate or insecure access to food due to financial constraints or other barriers, and poses serious public health risks due to its association with higher rates of diseases, mental health challenges, and chronic health conditions;

WHEREAS according to the Ottawa Food Bank's 2024 Ottawa Hunger Report, the number of visits to food programs within its network has increased by 90% from 2019;

WHEREAS In November 2024, Ottawa food banks provided food and household items for more than 52,800 visits, the highest number ever recorded;

WHEREAS 59% of people accessing food banks in Ontario are in receipt of Social Assistance;

WHEREAS Community partners such as the Ottawa Food Bank network, Emergency Shelters, justice involved organization and Community Health and Resource Centers have been sounding the alarm on the impact of social assistance rates and the Ontario Works system that are failing to meet the needs of the most vulnerable residents;

WHEREAS many municipalities in Ontario have declared a food insecurity emergency in response to the increasing needs and are advocating for significant policy changes to address income inequality;

WHEREAS the Poverty Reduction Strategy was approved by Council in October 2024;

WHEREAS a key pillar of this Strategy is Food Security, which prioritizes policy making, funding, and coordination to address the root causes of food insecurity;

THEREFORE BE IT RESOLVED that Council direct staff to develop a strategy that will engage provincial and federal governments, other municipalities and community partners, including the Ottawa Food Bank network, Feed Ontario, and Food Banks Canada to address the root causes of food insecurity focusing on:

- **Advocating to the Provincial government for improvements to social assistance programs including indexing social assistance rates to inflation and reviewing social assistance legislation that would permit greater income security for low-income residents;**
- **Advocating to the Federal government for strengthened and indexed income supports including Employment Insurance, Canada Child Benefit, Old Age Security, and the Canada Disability Benefit;**
- **Collaborate with City departments to implement Poverty Reduction Strategy priorities that promote equitable hiring practices, support access to decent work, and embed anti-racism measures in workplace policies and culture;**

- **Advocate with the Province to secure funding for organizations tackling food in-security and the root causes, using a collective impact approach with community partners and individuals with lived experience to promote basic income, living wages, and tax benefits; and**
- **Recognize access to affordable housing as a root cause of food insecurity and align advocacy efforts with the City of Ottawa’s 10-Year Housing and Homeless-ness Plan refresh, scheduled for Q1 2026, to expand investments in deeply affordable and supportive housing as essential to reducing food insecurity.**

BE IT FURTHER RESOLVED that this motion be shared by the Mayor to Premier Doug Ford, Prime Minister Mark Carney, all Ottawa Members of Provincial Parliament and Members of Parliament, as well as with the Association of Municipalities of Ontario (AMO), and the Federation of Canadian Municipalities (FCM) to amplify Ottawa’s voice in growing provincial and national commitments to address food insecurity.

19.5 Five-Day-a-Week Office Standard and Working from Home

Moved by J. Leiper

Seconded by J. Bradley

WHEREAS on August 25, 2025, the City Manager informed the Mayor and Council by way of memo that “the City of Ottawa will return to five days in the office as the new standard for all City employees effective January 1, 2026”; and,

WHEREAS the City Manager has made this determination according to the authority delegated by Council to make workplace administration policy decisions; and,

WHEREAS in response to the extraordinary circumstances of the Covid-19-related lockdowns, the City has permitted, subject to reasonable operational requirements, working from home as an alternative to working in the office; and,

WHEREAS evidence has not been provided that either productivity or the delivery of taxpayer value has been diminished under the current arrangement or that either could be significantly enhanced by a five-day-a-week-in-the-office standard;

THEREFORE BE IT RESOLVED THAT Council directs the City Manager to rescind the five-day-a-week office standard and that working from home continue to be accommodated subject to reasonable operational considerations consistent with recent practices.

20. Motion to Introduce By-laws

20.1 Three Readings

Motion No. **2025-64-12**

Moved by A. Troster

Seconded by S. Devine

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

2025-343 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.

2025-344 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (chemin Richmond Road).

2025-345 A by-law of the City of Ottawa to designate certain lands at Ominik Crescent, Hummock Way, Newstead Crescent, Point Grey Terrace, Burrard Crescent, Kitigan Grove, Tamworth Lane, Athabasca Heights, Walden Drive, Iron Bridge Place, and Akamina Circle, as being exempt from Part Lot Control.

2025-346 A by-law to repeal By-law No. 2025-338 of the City of Ottawa

2025-347 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 200 Baribeau Street.

2025-348 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1657 Carling Avenue and 386 Tillbury Avenue.

2025-349 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 484 Hazeldean Road.

2025-350 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1174 Carp Road.

2025-351 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2164 Old Prescott Road.

2025-352 A by-law of the City of Ottawa to amend By-law No. 2008-250

to change the zoning of lands known municipally as 5581 Doctor Leach Drive.

2025-353 A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol of lands known municipally as 1050 Klondike Road.

2025-354 A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol of lands known municipally as 3150 Woodroffe Avenue.

2025-355 A by-law of the City of Ottawa to appoint a Treasurer for the City of Ottawa and to repeal 2019-290.

Carried

21. Confirmation By-law

Motion No. **2025-64-13**

Moved by A. Troster

Seconded by S. Devine

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of September 10, 2025.

Carried

22. Inquiries

There were no Inquiries.

23. Adjournment

The meeting adjourned at 12:58 pm.

Motion No. **2025-64-14**

Moved by A. Troster

Seconded by S. Devine

That the proceedings of the City Council meeting of 10 September 2025, be adjourned.

Carried

City Clerk

Mayor