



## Planning and Housing Committee

### Minutes

**Meeting #:** 40  
**Date:** Wednesday, January 15, 2025  
**Time:** 9:30 am  
**Location:** Champlain Room, 110 Laurier Avenue West, and by electronic participation

**Present:** Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

---

1. Notices and meeting information for meeting participants and the public

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 and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on January 22, 2025, in Planning and Housing Committee Report 40.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on January 14, 2025, and the deadline to register by email to speak is 8:30 am on January 15, 2025.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 5.1 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on January 22, 2025, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 39 – December 4, 2024

**Carried**

4. Responses to Inquiries

4.1 PHC-2024-06 - Development Charge Funding Principle for New Roads Allocation

*This item was considered concurrently with 6.1 Feasibility Assessment – Development of a Renovation License and Relocation By-law on today's agenda*

**Motion No. PHC 20225-40-01**

Moved by C. Kitts

**BE IT RESOLVED THAT the Planning and Housing Committee allow discussion of the following item for consideration by the committee at today's meeting, pursuant to subsection 89(4) of the Procedure By-law (being by-law no. 2022-410) to allow for questions to staff:**

**4.1 PHC-2024-06 – Development Charge Funding Principle for New Roads Allocation**

**Carried**

Vivi Chi, General Manager, Planning, Development and Building Services was present and responded to questions.

Following discussion and questions of staff, the Committee carried the following motion:

**Motion No. PHC 20225-40-02**

Moved by C. Kitts

**WHEREAS the funding shortfall for new roads infrastructure has resulted in significant delays and unmet needs in transportation infrastructure development, particularly in areas that have and are experiencing rapid residential growth; and**

**WHEREAS the current process requires substantial time to secure full funding, creating barriers to addressing various transportation demands in a timely manner while new residential development is ongoing; and**

**WHEREAS the delay causes significant escalation of overall project cost due to year-over-year inflationary increases; and**

**WHEREAS phasing the funding of road projects in alignment with the Transportation Master Plan (TMP) and development charge (DC) background studies could advance construction timelines and improve community connectivity, within the overall transportation network;**

**THEREFORE BE IT RESOLVED THAT** staff review and develop options for phasing high-priority new road projects in alignment with the TMP and DC background studies; and

**BE IT FURTHER RESOLVED** that based on average annual DC income, staff explore making available forecasted resources to expedite construction, including provisions for reallocating funds if a project segment is delayed, maximizing efficiency in meeting growth-related infrastructure demands; and

**BE IT FURTHER RESOLVED THAT** staff bring the funding review report back to the appropriate standing committee that includes the feasibility and implementation options of phasing-in, in advance of the tabling of the Transportation Master Plan Part 2.

**Carried**

4.2 PHC 2024-04 - Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa

**Motion No. PHC 20225-40-03**

Moved by A. Troster

**BE IT RESOLVED THAT** the Planning and Housing Committee allow discussion of the following items for consideration by the committee at today's meeting, pursuant to subsection 89(4) of the Procedure By-law (being by-law no. 2022-410) to allow full consideration of the associated matters, including public delegations as well as presentation and questions to staff:

**4.2 PHC-2024-04 – Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa**

**6.1 Feasibility Assessment – Development of a Renovation Licence and Relocation By-law.**

**Carried**

5. Planning, Development and Building Services Department

### 5.1 Zoning By-law Amendment – 37 Wildpine Court

File No. ACS2025-PDB-PS-0001 - Stittsville (6)

The Applicant/Owner as represented by Tamara Nahal and Jaime Posen, Fotenn Planning + Design were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated January 13, 2025 from Kevin O'Brien
- Email dated January 14, 2025 from Lorna Kennedy

The Committee Carried the report recommendations as presented.

#### **Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 37 Wildpine Court, as shown in Document 1, to permit a four storey apartment building and semi-detached dwelling, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of January 22<sup>nd</sup>, 2024" subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**

### 5.2 Front-Ending Report – Design and Construction of the March Road and Buckbean Avenue Intersection

File No. ACS2025-PDB-PS-0005 - Kanata North (4)

**Report Recommendation(s)**

**That Planning and Housing Committee recommend Council:**

1. **Authorize the City and delegate authority to the General Manager, Planning, Development and Building Services Department, to enter into a Front-Ending Agreement with CU Development Inc. and Mattamy (Northwoods) Limited for the design and construction of the intersection at March Road and Buckbean Avenue to an upset limit of \$2,620,687.13 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor; and**
2. **Authorize the financial disbursement to reimburse the design and construction costs incurred by CU Development Inc. and Mattamy (Northwoods) Limited pursuant to the Front-Ending Agreement, to a maximum amount of \$2,620,687.13 plus applicable taxes and indexing for the intersection at March Road and Buckbean Avenue, and in accordance with the reimbursement schedule set out in the Front-Ending Agreement.**

**Carried**

6. Information Previously Distributed

6.1 Feasibility Assessment – Development of a Renovation Licence and Relocation By-law

File No. ACS2024-EPS-PPD-0005

*This item was considered concurrently with 4.1 PHC 2024-04 - Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa on today's agenda*

**Motion No. PHC 20225-40-03**

Moved by A. Troster

**BE IT RESOLVED THAT the Planning and Housing Committee allow discussion of the following items for consideration by the committee at today's meeting, pursuant to subsection 89(4) of the Procedure By-law (being by-law no. 2022-410) to allow full consideration of the associated matters, including public delegations as well as presentation and questions to staff:**

- 4.2 PHC-2024-04 – Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa**
- 6.1 Feasibility Assessment – Development of a Renovation Licence and Relocation By-law.**

**Carried**

At the outset, Councillor Troster introduced the following two motions:

1. *WHEREAS amendments to the Residential Tenancies Act, 2006 to protect tenants from renovictions received Royal Assent on June 28, 2003, through Schedule 7 of the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97), but have not yet been proclaimed into force, and*

*WHEREAS those pending amendments include, among other protections, a requirement that landlords who wish to evict a tenant to make renovations or repairs to a rental unit provide a report by a qualified individual certifying that vacant possession of the rental unit is required, and include penalties and fines for non-compliance with this requirement; and*

*WHEREAS funding for tenant education and tenant legal defence is required to ensure that tenants make informed decisions when faced with potential evictions to prevent unlawful evictions and to mitigate the devastating impact of unnecessary displacement of individuals and families; and*

*WHEREAS the Government of Ontario recognized the need for the tenant protections in their Bill 97; and*

*WHEREAS the delay in these provisions being proclaimed into force of Schedule 7 has required municipalities in Ontario to consider expending limited municipal resources and passing municipal by-laws simply mirroring the approved Provincial legislation;*

*THEREFORE BE IT RESOLVED THAT Council direct the City Clerk, on behalf of Council, to write to the Premier of Ontario and the Minister of Municipal Affairs and Housing to request that the Province:*

- a. Immediately proclaim into force the tenant protections in the Residential Tenancies Act, 2006 that were passed in June 2023 through Bill 97 in order to prevent instances of illegal evictions;*
- b. Fund additional public awareness and education resources regarding tenant rights around evictions due to renovations and repair, as well as evictions generally; and*
- c. Provide additional funding to add resources for Provincially funded legal clinics to support and protect tenants and to prevent instances of illegal evictions.*

*BE IT FURTHER RESOLVED THAT staff be directed to communicate with their counterparts in the appropriate ministries to enquire on how the tenant protections approved in Bill 97 under Schedule 7 will be brought into force, and under what timeline.*

- 2. THEREFORE BE IT RESOLVED THAT Council direct the General Manager of Emergency and Protective Services to, upon response from the Provincial Government on their implementation timelines for Schedule 7 of Bill 97, or a period of three months, whichever comes first, conduct a by-law review for the development of a renovations by-law, with consideration of the scope and approach taken in the cities of Hamilton and Toronto and report back in Q2 2026*

*BE IT FURTHER RESOLVED that, given the uncertainty around the implementation timeline from the Province, as well as the lack of data available from the newly passed renovation by-laws in other Ontario municipalities, that the General Manager of Emergency and Protective*

*Services in collaboration with the City Solicitor provide interim updates as required on issues including, but not limited to:*

- a. any changes to renoviction by-laws from other Ontario municipalities*
- b. any known implementation changes from the Provincial Government regarding Bill 97*
- c. any data made publicly available relating to renoviction by-laws in Ontario*
- d. any known legal challenges brought against renoviction by-laws in Ontario*

*BE IT FURTHER RESOLVED that staff be directed to identify additional funding sources as required for this by-law review prior to consideration of this item at the Council meeting of January 22, 2025 should this motion be successful*

*BE IT FURTHER RESOLVED that Council approve the removal of the review of potential regulations for leaf blowers and small two-stroke engines and the review of existing regulations for body rub parlours from the 2023-2026 By-law Review Work Plan.*

The Committee then heard from the following delegations:

1. Karen Andrews, ACTO
2. Alex McDonald
3. Kaite Burkholder Harris, Alliance to End Homelessness
4. Patrick Laplante
5. Robin Browne
6. Aileen Leo, Ottawa Mission
7. Eddy Roue, ACORN
8. Sara Laviolette
9. Nelda Giroux

10. Debbie Staples
11. Paul Burns
12. David Longchamps
13. Dustin Munro
14. Sharon Katz
15. Christelle Azzi, Community Legal Services of Ottawa
16. John Dickie
17. Mathew Milne
18. Artur Estrela da Silva, The Carleton University Students' Association

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated January 12, 2025 from ACORN
- Email dated January 13, 2025 from Paul Johanis, Federation of Citizens' Associations
- Email dated January 14, 2025 from Claire Michela
- Email dated January 14, 2025 from Tony Miller
- Email dated January 15, 2025 from William van Geest

The following Staff were present and responded to questions:

- Emergency and Protective Services:
  - Ryan Perrault, General Manager
  - Valerie Bietlot, Manager, Public Policy Development
- Legal Services:
  - Christine Enta, Legal Counsel
- Office of the City Clerk:

- Caitlin Salter MacDonald, City Clerk
- Robert Tremblay, Program Manager, Council and Committee Services
- Planning, Development and Building Services:
  - Vivi Chi, General Manager

Having concluded delegations and questions of staff, Councillor Brockington introduced the following Friendly Amendment to Councillor Troster's motion that speaks to Amendments to the *Residential Tenancies Act*:

*BE IT FURTHER RESOLVED THAT a copy of the motion be shared with the Association of Municipalities of Ontario (AMO).*

The Committee carried the following motions as presented with Councillor W. Lo dissenting on Motion No. PHC :2025-40-05:

**Motion No. PHC 2025-40-04**

Moved by A. Troster

**WHEREAS amendments to the Residential Tenancies Act, 2006 to protect tenants from renovictions received Royal Assent on June 28, 2003, through Schedule 7 of the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97), but have not yet been proclaimed into force, and**

**WHEREAS those pending amendments include, among other protections, a requirement that landlords who wish to evict a tenant to make renovations or repairs to a rental unit provide a report by a qualified individual certifying that vacant possession of the rental unit is required, and include penalties and fines for non-compliance with this requirement; and**

**WHEREAS funding for tenant education and tenant legal defence is required to ensure that tenants make informed decisions when faced with potential evictions to prevent unlawful evictions and to mitigate the devastating impact of unnecessary displacement of individuals and families; and**

**WHEREAS the Government of Ontario recognized the need for the tenant protections in their Bill 97; and**

**WHEREAS the delay in these provisions being proclaimed into force of Schedule 7 has required municipalities in Ontario to consider expending limited municipal resources and passing municipal by-laws simply mirroring the approved Provincial legislation;**

**THEREFORE BE IT RESOLVED THAT Council direct the City Clerk, on behalf of Council, to write to the Premier of Ontario and the Minister of Municipal Affairs and Housing to request that the Province:**

- **Immediately proclaim into force the tenant protections in the Residential Tenancies Act, 2006 that were passed in June 2023 through Bill 97 in order to prevent instances of illegal evictions;**
- **Fund additional public awareness and education resources regarding tenant rights around evictions due to renovations and repair, as well as evictions generally; and**
- **Provide additional funding to add resources for Provincially funded legal clinics to support and protect tenants and to prevent instances of illegal evictions.**

**BE IT FURTHER RESOLVED THAT staff be directed to communicate with their counterparts in the appropriate ministries to enquire on how the tenant protections approved in Bill 97 under Schedule 7 will be brought into force, and under what timeline.**

**BE IT FURTHER RESOLVED THAT a copy of the motion be shared with the Association of Municipalities of Ontario (AMO).**

**Carried**

**Motion No. PHC 2025-40-05**

Moved by A. Troster

Carried with Councillor W. Lo dissenting

**THEREFORE BE IT RESOLVED THAT Council direct the General Manager of Emergency and Protective Services to, upon response from the Provincial Government on their implementation timelines for Schedule 7 of Bill 97, or a period of three months, whichever comes first, conduct a by-law review for the development of a renovations by-law, with consideration of the scope and approach taken in the cities of Hamilton and Toronto and report back in Q2 2026**

**BE IT FURTHER RESOLVED that, given the uncertainty around the implementation timeline from the Province, as well as the lack of data available from the newly passed renovation by-laws in other Ontario municipalities, that the General Manager of Emergency and Protective Services in collaboration with the City Solicitor provide interim updates as required on issues including, but not limited to:**

- **any changes to renovation by-laws from other Ontario municipalities**
- **any known implementation changes from the Provincial Government regarding Bill 97**
- **any data made publicly available relating to renovation by-laws in Ontario**
- **any known legal challenges brought against renovation by-laws in Ontario**

**BE IT FURTHER RESOLVED that staff be directed to identify additional funding sources as required for this by-law review prior to consideration of this item at the Council meeting of January 22, 2025 should this motion be successful**

**BE IT FURTHER RESOLVED that Council approve the removal of the review of potential regulations for leaf blowers and small two-stroke engines and the review of existing regulations for body rub parlours from the 2023-2026 By-law Review Work Plan.**

**Carried**

There were no *in camera* items.

8. Notices of Motions (For Consideration at Subsequent Meeting)

8.1 Motion - Leiper

**Motion No. PHC 20225-40-06**

Moved by J. Leiper

**Whereas the Official Plan in section 4.2.3 (2) sets as Council’s policy that**

**“The City recognizes emergency and transitional shelters and transitional supportive housing as a key component of the housing continuum, which shall, through the Zoning By-law:**

- a. **Permit emergency shelters and transitional shelters as a permitted use in all urban designations and zones;**
- b. **Permit emergency shelters and transitional shelters as an accessory or ancillary use to all institutional land uses; and**
- c. **Not establish restrictions, including minimum separation distances or caps, whose effect is to limit the opportunity to provide such shelter and housing forms”;** and,

**Whereas the City has proposed in the first draft of the proposed new Comprehensive Zoning By-law section 704 in order to ensure zoning consistency with the Official Plan that “(1) A shelter is permitted in all zones within the Downtown Core, Inner Urban, Outer Urban and Suburban transects as shown on Schedule A1 – Transects, other than the EP – Environmental Protection, ME – Mineral Extraction, and IH – Heavy Industrial zones, and are subject to the provisions of the zone in which they are located.”;** and

**Whereas the policies in Official Plan section 4.2.3 (2) recognize “emergency and transitional shelters and transitional supportive housing as a key component of the housing continuum and require that emergency shelters and transitional shelters be permitted in all urban designations and zones”;** and,

**Whereas the City of Ottawa has declared in 2018 a Housing and Homelessness Emergency; and**

**Whereas it is reasonably foreseeable that federal, provincial or other funding will become available in 2025 to address the housing and homelessness emergency that could include funding for the acquisition of existing housing to be converted to emergency and transitional shelter, in addition to building new such shelters; and,**

**Whereas some proposed locations where these funds may be used do not currently permit “shelter” use as defined in the Zoning By-law 2008-250 and would require a resource- and time-intensive process to complete staff-initiated re-zonings; and,**

**Whereas amending By-law 2008-250 to permit “shelter” use in all urban zones in accordance with Official Plan policies will facilitate a faster response to the current crisis and efficient use of City resources;**

**Therefore be it resolved that staff be directed to bring forward a proposed amendment to By-law 2008-250 that would permit shelter use in all urban zones, consistent with the proposal in the draft comprehensive zoning by-law and Official Plan, at the earliest opportunity; and,**

**Be it further resolved that “shelter” shall have the same definition as that in By-law 2008-250 until such time as that may be amended through a future new comprehensive zoning by-law.**

**Be it further resolved that regardless of the modification to By-law 2008-250 effected as a result of this motion, any shelter use at 40 Hearst Way would be required to seek a re-zoning to permit shelter as a use, and that staff provide the necessary zoning language to give effect to this direction.**

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

February 5, 2025

The meeting adjourned at 12:38 pm.

---

K. Crozier, Committee Coordinator

---

Councillor Jeff Leiper, Chair