



Ottawa City Council

Minutes

Meeting #: 69

Date: November 12, 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, November 12, 2025, beginning at 10:00 a.m. The Mayor, Mark Sutcliffe, presided over the meeting from Council Chambers with some Members attending in person and the remaining Members participating remotely by Zoom.

Mayor Sutcliffe led Council in a moment of reflection.

2. Public notices and meeting information

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility

accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

3. National Anthem

Councillor C. Curry

The National Anthem was performed by Councillor Curry and the following group of City staff and former staff:

- Constable Amanda Williams, Ottawa Police Service (OPS)
- Zachary Ladouceur, Diesel Rail Controller, Transit Services Department (TSD)
- Katherine Russell, Epidemiologist, Ottawa Public Health (OPH)
- Cairine Thomas, Zoning Plan Examiner, Building Code Services, Planning, Development and Building Services Department (PDBSD)
- Debra Laroque, Program Coordinator, Recreation, Cultural and Facility Services Department (RCFSD)
- Peter Trotscha, retired
- Jon Bach, Project Manager, Infrastructure and Water Services Department (IWSD)

4. Announcements / Ceremonial Activities

4.1 Recognition of HMCS Ottawa for their service in the Indo-Pacific Region

Mayor Mark Sutcliffe and Councillor Steve Desroches recognized crew members of the HMCS Ottawa who served in the Indo-Pacific Region. They were joined by Commander Justin Simmons, Lieutenant-Commander Trevor Robinson, Chief Petty Officer 1st Class Malcolm “Allen” Johnston, Lieutenant Navy Keating William Teft, Chief Petty Officer 2nd Class Terry Thomson, Master Sailor Daniel Brooks, and Corporal Rong Hu.

5. Roll Call

All Members of Council were present.

6. Confirmation of Minutes

6.1 Minutes 67 of the City Council meeting of 22 October 2025

Carried

6.2 Confidential Minutes 67 of the City Council meeting of 22 October 2025

Carried

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

7.1 C. Curry - Official Plan Amendment – South March Urban Expansion Area

I, Cathy Curry, declare a potential, deemed direct pecuniary interest on the following item:

Official Plan Amendment to extend the Urban Boundary to include the South March Urban Expansion Area Boundary (File 01-01-24-0025), as I own property adjacent to the proposed expansion area.

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 2024-18 - Flat-Sidewalk-and-Mountable-Curb Sidewalk Design Update

8.3 Petitions

A petition submitted by School Streets Ottawa, containing 413 signatures, requesting that City Council continue standing up for Automated Speed Enforcement (ASE), fund and accelerate equitable and active transportation to schools, and get moving on School Streets in Ottawa.

8.4 Other communications received

A submission submitted by Julia Morisset de Guerra, containing 269 signatures, requesting that City Council and OC Transpo take concrete steps to improve Cumberland's transit service in upcoming budget and planning cycles.

9. Regrets

No regrets were filed.

10. Motion to Introduce Reports

Motion No. **2025-69-01**

Moved by S. Desroches

Seconded by A. Troster

That the following reports related to the 2026 Draft Budget Estimates be received and tabled:

- 1. The report from the Chief Financial Officer, Finance and Corporate Services Department, entitled “Draft 2026 Operating and Capital Budgets”;**
- 2. The report from the Committee of Adjustment entitled “Committee of Adjustment – 2026 Draft Operating Budget”;**
- 3. The report from the Ottawa Board of Health entitled “Ottawa Board of Health - 2026 Draft Operating Budget”;**
- 4. The report from the Ottawa Public Library Board entitled “Ottawa Public Library Board - 2026 Draft Operating and Capital Budgets”;**
- 5. The report from the Ottawa Police Service Board entitled “Ottawa Police Service Board - 2026 Draft Operating and Capital Budgets”;**
and

That the Rules of Procedure be suspended to receive and consider the following reports from the Finance and Corporate Services Department, as they provide information supplemental to the 2026 Budget Reports being tabled at this meeting:

- 1. The report from the Director of Fleet Services, entitled “2026 Fleet Vehicle and Equipment Plans – Information Supplemental to the Budget Estimates”;**
- 2. The report from the Chief Human Resources Officer, entitled “2025 FTE Analysis Report – Information Supplemental to the Budget Estimates”;** **and**

That Agriculture and Rural Affairs Committee Report 29, Community Services Committee Report 19, Environment and Climate Change Committee Report 20, Finance and Corporate Services Committee Report

30, Planning and Housing Committee Report 56 and Public Works and Infrastructure Committee Report 22 be received and considered.

Carried

11. Mayor's Budget Address

The Mayor provided the Annual Budget Address to Council prior to the tabling of the 2026 Draft Budget.

12. Finance and Corporate Services Department

12.1 Draft 2026 Operating and Capital Budgets

File No. ACS2025-FCS-FSP-0013 - City-wide

Following the Mayor's Budget Address, Wendy Stephanson, City Manager, Cyril Rogers, Chief Financial Officer, Finance and Corporate Services (FCSD), and Svetlana Valkova, Deputy Chief Financial Officer, Finance Planning and Budgeting (FCSD) provided a slide presentation with an overview of the 2026 Draft Budget, a copy of which is held on file with the City Clerk.

Report Recommendation(s)

That City Council:

1. **Receive and table the Draft 2026 Operating and Capital Budgets at its meeting on November 12, 2025, for subsequent consideration by Council, sitting in Committee of the Whole, at its meeting on December 10, 2025; and,**
2. **Refer the relevant portions of the Draft 2026 Operating and Capital Budgets to each Standing Committee of Council for their consideration and recommendations to Council, sitting in Committee of the Whole, at its meeting on December 10, 2025.**

Received and tabled

13. Committee of Adjustment

13.1 Committee of Adjustment - 2026 Draft Operating Budget

Committee Recommendation(s)

That City Council receive and table the Committee of Adjustment 2026 Draft Operating Budget at its meeting on November 12, 2025 for

subsequent consideration by Council in Committee of the Whole to be held December 10, 2025.

Received and tabled

14. Ottawa Board of Health

14.1 Ottawa Board of Health - 2026 Draft Operating Budget

File No. ACS2025-OPH-BDS-0007 - City-wide

Councillor Catherine Kitts provided a slide presentation with an overview of the Ottawa Board of Health 2026 Draft Budget, a copy of which is held on file with the City Clerk. She is accompanied by Dr. Trevor Arnason, Medical Officer of Health, and Mohammad Kibria, Manager of Policy, Indigenous Health, and Business Admin Support, Ottawa Public Health.

Ottawa Board of Health Recommendation(s)

That City Council receive and table the Ottawa Board of Health 2026 Draft Operating Budget at its meeting on November 12, 2025 for subsequent consideration by Council in Committee of the Whole on December 10, 2025.

Received and tabled

15. Ottawa Public Library Board

15.1 Ottawa Public Library Board - 2026 Draft Operating and Capital Budgets

Councillor Matt Luloff and Sonia Bebbington, Chief Librarian and Chief Executive Officer of the Ottawa Public Library (OPL), provided a slide presentation with an overview of the Ottawa Public Library 2026 Draft Budget, a copy of which is held on file with the City Clerk. They are accompanied by Anna Basile, Deputy Chief Executive Officer (OPL).

Ottawa Public Library Board Recommendation(s)

That City Council receive and table the Ottawa Public Library Board 2026 Draft Operating and Capital Budget at its meeting on November 12, 2025 for subsequent consideration by Council in Committee of the Whole to be held on December 10, 2025.

Received and tabled

16. Ottawa Police Service Board

16.1 Ottawa Police Service Board - 2026 Draft Operating and Capital Budgets

Chair Salim Fakirani, Ottawa Police Service Board, Chief Stubbs, Ottawa Police Service (OPS), and Deputy Chief Bell (OPS), provided a slide presentation with an overview of the Ottawa Police Service 2026 Draft Budget, a copy of which is held on file with the City Clerk.

Ottawa Police Service Board Recommendation(s)

That City Council receive and table the Ottawa Police Service 2026 Draft Operating and Capital Budgets at its meeting on November 12, 2025 for subsequent consideration by Council in Committee of the Whole to be held on December 10, 2025.

Received and tabled

17. Finance and Corporate Services Department

17.1 2026 Fleet Vehicle and Equipment Plans – Information Supplemental to the Budget Estimates

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

Report Recommendation(s)

That Council receive the 2026 Municipal Fleet Vehicle and Equipment Replacement Plan, the 2026 Municipal Vehicle and Equipment Growth Plan, the 2026 Transit Services' Support Vehicle and Equipment Replacement Plan and the 2026 Transit Services' Support Vehicle and Equipment Growth Plan as described in this report as supplemental information to the Draft Budget 2026.

Received

17.2 2025 FTE Analysis Report – Information Supplemental to the Budget Estimates

File No. ACS2025-FCS-HRS-0001 - City-wide

Report Recommendation(s)

That Council receive the 2025 Full-Time Equivalent (FTE) Analysis Report as supplemental information to the Draft Budget 2026.

Received

18. Agriculture and Rural Affairs Committee Report 29

18.1 June 30, 2024 Rural Residential Land Survey

File No. ACS2025-PDB-PS-0033 – City-wide

Committee Recommendation(s)**That Council receive this report for information.**

Received

18.2 Official Plan Amendment – South March Urban Expansion Area

File No. ACS2025-PDB-PSX-0051 - West Carleton-March (Ward 5)

C. Curry declared a conflict on this item. (I, Cathy Curry, declare a potential, deemed direct pecuniary interest on the following item: Official Plan Amendment to extend the Urban Boundary to include the South March Urban Expansion Area Boundary (File 01-01-24-0025), as I own property adjacent to the proposed expansion area.)

Agriculture and Rural Affairs Committee Recommendation(s)

That Council refuse the Official Plan Amendment to include the subject lands within the urban boundary and to designate them as 'Neighbour-hood' with a 'Future Neighbourhood Overlay' under the Suburban Transect, and direct staff to defend the City's position at the Ontario Land Tribunal.

Carried

18.3 Zoning By-law Amendment – 6158 Rideau Valley Drive

File No. ACS2024-PDB-PSX-0030 – Rideau-Jock (Ward 21)

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

1. **An amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive, and;**

2. **That pursuant to the provisions of the *Planning Act* subsection 34(17), no further notice be given.**

Motion No. **2025-69-02**

Moved by C. Kelly

Seconded by C. Kitts

WHEREAS 6158 Rideau Valley Drive, commonly referred to as Miller's Berry Farm, has a number of businesses on site that are not presently in compliance with the City's Zoning By-law; and

WHEREAS through this application, the applicant is looking to increase the number of permitted heavy vehicles on site by seventeen times what is permitted in the Zoning By-law on an outdoor storage area that is over fifty-times what is permitted under the Zoning By-law; and

WHEREAS staff have confirmed that the applicants have not provided adequate evidence of legal non-conforming rights to these uses; and

WHEREAS approval of the application would not be consistent with the 2024 Provincial Planning Statement; and

WHEREAS if the zoning application were to be approved, it may create a concerning precedent that would severely erode protections designed to ensure the preservation of prime agricultural land; and

WHEREAS approving the recommendation is not in the best interests of rural Ottawa; and

WHEREAS the staff report recommended refusal of the proposed Minor Zoning By-law amendment; and

THEREFORE BE IT RESOLVED that Council refuse an amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive; and

BE IT FURTHER RESOLVED that staff be directed to continue working constructively with the applicant to bring the property into compliance with the Zoning By-law.

For (19): M. Sutcliffe, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, C. Kitts, S. Desroches, and W. Lo

Against (6): M. Luloff, T. Tierney, R. King, I. Skalski, D. Brown, and A. Hubley

Carried (19 to 6)

19. Community Services Committee Report 19

19.1 Older Adult Plan 2025-2030

File No. ACS2025-CSS-GEN-011 – City-wide

Committee Recommendation(s)

That Council approve:

1. **The Older Adult Plan 2025-2030 as outlined in this report and supporting documentation and reaffirm its commitment to making Ottawa a city where older adults can age well.**
2. **Expanding the existing City of Ottawa’s Community Funding Framework to include the Policy Statement for Older Adult Plan Funding.**
3. **Delegate authority to Director of Community Safety, Well-Being, Policy and Analytics and the Program Manager of Social Development and Funding, individually, to manage and administer the Older Adult Plan Funding budget, as further described in this report and the Policy Statement for Older Adult Plan Funding attached as Document 2 to this report.**

Carried

19.2 Integrated Transition to Housing Strategy Close Out

File No. ACS2025-CSS-GEN-014 – City-wide

Committee Recommendation(s)

That Council:

1. **Receive the updates on initiatives under the Integrated Transition to Housing Strategy (ITHS) for information; and**
2. **Approve the close out of the ITHS as a standalone strategy and merge the ongoing initiatives into the 10-Year Housing and Homelessness Plan Refresh, as detailed in this report.**

Carried

20. Environment and Climate Change Committee Report 20

20.1 Solid Waste Master Plan 2025 Annual Update

File No. ACS2025-PWD-SWS-0007 – City-wide

Committee Recommendation(s)

That Council:

1. **Receive the Solid Waste Master Plan 2025 Annual Update for information, including progress on high-priority Action Suites, outlined in this report and further detailed in Document 1 – Progress Update on Year One Actions;**
2. **Receive a detailed update on the Three-item Garbage Limit (Solid Waste Master Plan Action Suite 4: Enhanced Source Separation of Waste), outlined in Document 2 – Update on the Three-item Garbage Limit and Agriculture Exemption Program;**
3. **Approve the extension of the Agriculture Exemption Program to 2027, outlined in this report and further detailed in Document 2 – Update on the Three-item Garbage Limit and Agriculture Exemption Program; and,**
4. **Receive the results of the 2023/2024 Four-Season Waste Audit, which will inform future planning and performance measurement, for information.**

Carried

20.2 Climate Ready Ottawa Strategy

File No. ACS2025-SI-CCR-0011 – City-wide

Committee Recommendation(s) as amended

That Council:

1. **Approve the Climate Ready Ottawa Strategy and Five-year Plan as outlined in this report and Documents 1 and 2; and,**
2. **Delegate the authority to the General Manager, Strategic Initiatives, and the Director, Climate Change and Resiliency Service, individually, to approve, amend, execute, and extend agreements related to Climate Ready Ottawa within the Strategic Initiatives Department as further described in this report; and**
3. **Approve, pending budget approval, that staff in 2026 provide one-time funding under the Climate Ready Ottawa strategy to expand targeted promotion, education, and access to air conditioners for low-income residents, through existing programs such as the Emergency Health and Social Supports (EHSS) program operated by the Community and Social Services Department; and**
4. **Direct staff, under the Climate Ready Ottawa Cooling Strategy, to explore expanded access to air conditioners to heat-vulnerable populations at the greatest risk, informed by additional research, and bring forward recommended next steps in 2027.**

Carried

20.3 Motion – Councillor T. Kavanagh - Tree Dedication

File No. ACS2025-OCC-CCS-0114 - City-wide

Committee Recommendation(s)

That Council approve the following:

1. **That the Parks Maintenance and Forestry Services, Public Works Department investigate and report back on potential ways to incorporate some personalization for the Personal Dedications Program for in memoriam dedications as part of the Tree Dedication Program.**
2. **This review can include a municipal scan and updated applicant fees to reflect the cost of a plaque or larger tag, the**

administration of the program, ongoing maintenance, and watering

3. That Parks Maintenance and Forestry Services, Public Works Department, present options (including updated applicant fees) for the Personal Dedications Program to the Environment and Climate Change Committee and Ottawa City Council by the end of Q2 of 2026.

Carried

21. Planning and Housing Committee Report 56

21.1 Zoning By-law Amendment – 3055 Richmond Road

File No. ACS2025-PDB-PS-0025 – Bay (Ward 7)

Committee Recommendation(s) as amended

That Council approve an amendment to Zoning By-law 2008-250 for 3055 Richmond Road as shown in Document 1, to permit a five-storey apartment building, as detailed in Document 2 and as amended by Motion No. PHC 2025-56-01.

Carried

21.2 Official Plan Amendment - 4497A and 4497B O'Keefe Court

File No. ACS2025-PDB-PSX-0065 – Barrhaven West (Ward 3)

Committee Recommendation(s)

That Council refuse the Official Plan Amendment to bring the subject lands into the urban boundary and designate them as 'Neighbourhood' and direct staff to defend the City's position at the Ontario Land Tribunal.

Carried

21.3 Motion – Councillor G. Gower – Stittsville Lions Club Identification Signage with Message Centre

File No. ACS2025-OCC-CCS-0126 - Stittsville (Ward 6)

Committee Recommendation(s)

That Council approve:

1. **Exemptions to Table 1A of the Permanent Signs on Private Property By-law (2016-326), as amended, to allow:**
 - a. **The installation of a digital message centre in a TM zone;**
 - b. **The maximum height of a ground sign in a TM zone to be 5.18 metres;**
 - c. **The minimum side yard setback for a ground sign to be equal to 0.75 metres;**
2. **That the fees for minor sign variance totaling \$2,330.00 be waived**

Carried

22. Public Works and Infrastructure Committee Report 22

22.1 Harmonization of Speed Limits on Jeanne d'Arc Boulevard North

File No. ACS2025-PWD-TRF-0003 - Orléans East-Cumberland (1) and Orléans West-Innes (2)

Committee Recommendation(s)

That Council approve the harmonization of the various existing speed limits along Jeanne d'Arc Boulevard North to:

- **50 km/h from the roundabout at St-Joseph Boulevard to 170 metres south of the roundabout at Fortune Drive / Vineyard Drive;**
- **40 km/h from 170 metres south of the roundabout at Fortune Drive / Vineyard Drive to 100 metres west of Tenth Line Road; and,**
- **50 km/h from 100 metres west of Tenth Line Road to Inlet Private.**

Carried

22.2 Motion – Councillor S. Desroches - All-Way Stop at Solarium Avenue and Andromeda Road

File No. ACS2025-OCC-CCS-0121 - City-wide

Committee Recommendation(s)

That Council approve the retention of the existing temporary all-way stop control at the intersection of Solarium Avenue and Andromeda Road.

Carried

23. Bulk Consent Agenda

23.1 Agriculture and Rural Affairs Committee Report 29

23.1.1 Zoning Omnibus Amendments – Q4 2025

File No. ACS2025-PDB-PS-0068 – City-wide

Planning and Housing Committee and Agriculture and Rural Affairs Committee Recommendation(s)

That Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1 and detailed in Document 2.

Carried

23.1.2 Zoning By-law Amendment – Part of 4186 William McEwen Drive, Part of 4221 Moodie Drive and Part of 3478 Moodie Drive

File No. ACS2025-PDB-PSX-0067 – Rideau-Jock (Ward 21)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for Part of 4186 William McEwen Drive, Part of 4221 Moodie Drive, and Part of 3478 Moodie Drive, as shown in Document 1, to permit a Battery Energy Storage System and associated private utilities, as detailed in Document 2.

Carried

23.2 Community Services Committee Report 19

23.2.1 Administrative Review of Recreation Renewable Funding Program (RRFP) Policy and Facility Access Policy, Re-Affirmation of RRFP, and Re-Allocation of Trust Fund

File No. ACS2025-RCF-GEN-0002 – City-wide

Committee Recommendation(s)**That Council:**

1. **Approve the updated Recreation Renewable Funding Program Policy detailed in Document 1 to this report; and**
2. **Approve the updated Facility Access Policy detailed in Document 2 to this report; and**
3. **Reaffirm the Recreation Renewable Funding Program for the 2022-2026 term of Council, subject to annual budget allocation; and**
4. **Delegate the authority to the General Manager, Recreation, Cultural and Facility Services to re-allocate funds from the previously named Ottawa/Nepean Disabled Athletes Trust Fund, in support of recreation and culture initiatives, or tangible assets, for residents with physical disabilities.**

Carried

23.2.2 Community Partnership Capital Programs Annual Report

File No. ACS2025-RCF-GEN-0009 – City-wide

Committee Recommendation(s)**That Council:**

1. **Receive for information the list of projects funded under delegated authority through the Community Partnership Minor Capital program in 2024 as detailed in Document 1; and**
2. **Approve in principle the list of 2025 Community Partnership Major Capital projects as detailed in Document 2 and within the Council approved program budget envelope; and**
3. **Receive for information the status of Community Partnership Major Capital projects previously approved in principle as detailed in Document 3.**

Carried**23.3 Finance and Corporate Services Committee Report 30****23.3.1 Affordable Housing Property Tax Relief – Municipal Housing Facility
By-law**

File No. ACS2025-CSS-GEN-018 - City-wide

Committee Recommendation(s)**That Council:**

- 1. Designate the properties listed in Document 1 as municipal capital housing facilities as permitted under Section 110 of the Municipal Act, 2001 and as defined in section 2(1)18 of Ontario Regulation 603/06, as amended.**
- 2. Implement this designation by entering into a Municipal Capital Facilities Agreement (MCFA) (Document 10) between the City of Ottawa and the identified housing providers for the designated properties and enact the associated by-laws (Documents 2-9).**
- 3. Authorize the Director of Housing & Homelessness Services and the Director of Housing Solutions & Investment Services, individually, to conclude and execute all necessary agreements as described in this report.**
- 4. Delegate authority to the Director of Housing & Homelessness Services and the Director of Housing Solutions & Investment Services, individually, to amend the MCFA and submit the necessary by-law amendments for enactment or to repeal the necessary by-law per the usual administrative by-law process without the need for a report when additional housing units become eligible under the current capital contribution agreement or rent supplement agreement, are added to the rent supplement agreement or when properties no longer meet the eligibility requirements.**

Carried

23.3.2 2025 Procurement: Mid-Year in Review

File No. ACS2025-FCS-PRO-0003 - City-wide

Committee Recommendation(s)

That Council receive this report for information.

Carried

23.3.3 Designate leased spaces as Municipal Capital Facilities

File No. ACS2025-SI-HSI-0022 - City-wide

Committee Recommendation(s)

That Council:

1. **Designate three (3) City of Ottawa leased locations, as described in this report, as Municipal Capital Facilities (MCF), for the purpose of various prescribed municipal purposes as permitted under Section 110(6) of the Municipal Act and as defined in Ontario Regulation 603/06, 2001 as amended, and**
2. **Authorize the Interim Director, Housing Solutions and Investments Services (HSIS), in consultation with the City Solicitor, to finalize and execute three (3) Municipal Capital Facility Agreements (MCFA) and place the associated by-laws on the agenda of Council for enactment in support of exempting the respective leased locations from realty taxes.**

Carried

23.3.4 Motion – Councillor G. Gower - 40 Beechcliffe Street

File No. ACS2025-OCC-CCS-0117 - City-wide

Committee Recommendation(s)

That Council waive the right of first refusal pursuant to the Expropriations Act, section 42, in respect of that portion of 40

Beechcliffe Street, being Parts 1, 2, 3, and 4 on Reference Plan 4R-37067, on the basis that the subject lands are being transferred for nominal value to a not-for-profit housing provider in order to meet the City's housing priorities.

Carried

23.3.5 Motion – Councillor D. Brown - 3478 Moodie Drive

File No. ACS2025-OCC-CCS-0118 - City-wide

Committee Recommendation(s)

That City Council:

1. **Declare the subject property surplus to municipal needs for the duration of the proposed lease to be approved and concluded by the General Manager of Strategic Initiatives; and**
2. **Waive the section of the City of Ottawa Leasing Policy requiring that notice of the available property for lease be provided to the public as surplus prior to leasing.**

Carried

23.4 Planning and Housing Committee Report 56

23.4.1 Official Plan Amendment and Zoning By-law Amendment – 1440 Blair Towers Place

File No. ACS2025-PDB-PSX-0060 – Beacon Hill-Cyrville (Ward 11)

Committee Recommendation(s)

That Council approve:

1. **An amendment to the Official Plan, Volume 2A, 8 – Inner East Lines 1 and 3 Stations Secondary Plan, to permit a high-rise building at a maximum height of 22-storays for the property municipally known as 1440 Blair Towers Place, as detailed in Document 2.**
2. **An amendment to the Zoning By-law 2008-250 for 1440 Blair Towers Place from TD2[2085] to TD2[2085]H(64.5), as shown in Document 1. The amendment will replace**

the existing exception [2085] as detailed in Document 3 to permit a 22-storey building, make site-specific exceptions, and permit a retirement home with no rooming units on the subject property.

Carried

23.4.2 Zoning By-law Amendment – 6615 and 6635 Renaud Road, 191 Rappel Circle

File No. ACS2025-PDB-PS-0050 – Orléans South-Navan (Ward 19)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 6615 and 6635 Renaud Road / 191 Rappel Circle, as shown in Document 1, to permit low-rise residential dwellings, as detailed in Document 2.

Carried

23.4.3 Zoning By-law Amendment – 708, 720 and 750 River Road

File No. ACS2025-PDB-PS-0066 – Riverside South-Findlay Creek (Ward 22)

Committee Recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 708, 720 and 750 River Road, as shown in Document 1, to permit single detached, townhouse, and apartment dwelling units to facilitate the development of 246 residential units, as well as parkland, open space, and environmental protection dedications, as detailed in Document 2.

Carried

24. In Camera Items

There were no *in camera* items.

25. 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

26. Motion to Adopt Reports

Motion No. **2025-69-03**

Moved by S. Desroches

Seconded by A. Troster

That the report from the Director of Fleet Services, entitled “2026 Fleet Vehicle and Equipment Plans – Information Supplemental to the Budget Estimates”; and that the report from Chief Human Resources Officer, entitled “2025 FTE Analysis Report – Information Supplemental to the Budget Estimates”; Agriculture and Rural Affairs Committee Report 29, Community Services Committee Report 19, Environment and Climate Change Committee Report 20, Finance and Corporate Services Committee Report 30, Planning and Housing Committee Report 56 and Public Works and Infrastructure Committee Report 22 be received and adopted as amended.

Carried

27. Motions of Which Notice Has Been Previously Given

27.1 Commemorative Street Sign Blade for Company of Fools at Strathcona ParkMotion No. **2025-69-04**

Moved by S. Plante

Seconded by M. Sutcliffe

WHEREAS a Company of Fools – Ottawa’s longest-running professional Shakespeare in the Park company – is celebrating its 35th anniversary, are proud to continue their mission of providing accessible and professional live theatre to the residents of Ottawa; and

WHEREAS a Company of Fools have expressed an interest to install one commemorative sign blade that would read ‘Fools Way’ on Range Road at Strathcona Park, where they perform;

WHEREAS the cost of the project will be paid for through the Mayor’s Office budget;

THEREFORE BE IT RESOLVED that staff be directed to install one commemorative street sign blade recognizing a Company of Fools' 35th anniversary on Range Road at Strathcona Park.

Carried

28. Motions Requiring Suspension of the Rules of Procedure

28.1 Hurricane Melissa – Supporting disaster-relief efforts in the Caribbean

Motion No. **2025-69-05**

Moved by R. Brockington

Seconded by R. King

That the Rules of Procedure be suspended to consider the following motion due to the urgent need for assistance.

WHEREAS, Hurricane Melissa, one of the strongest storms ever recorded in the Caribbean, made landfall as a Category 5 hurricane in Jamaica on October 28, 2025; and

WHEREAS, the hurricane caused widespread devastation in Jamaica, resulting in at least 19 deaths, massive infrastructure and agricultural damage, and billions of dollars in losses; and

WHEREAS, Haiti experienced torrential rains, flooding, and landslides that claimed more than 30 lives and displaced thousands; and

WHEREAS, Cuba was struck on October 29 as a Category 3 storm, damaging homes, roads, and power networks across several eastern provinces, though the evacuation of more than 735,000 people prevented greater loss of life; and

WHEREAS, The Bahamas and other nearby islands sustained heavy flooding, power outages, and property damage as Hurricane Melissa moved northward through the region; and

WHEREAS, United Nations and regional officials report that the combined economic losses exceed US \$50 billion, with tens of thousands of families in need of immediate humanitarian assistance; and

WHEREAS, Ottawa City Council has previously approved motions to assist international disaster relief efforts, including those responding to major hurricanes and earthquakes affecting Caribbean nations;

THEREFORE BE IT RESOLVED THAT City Council encourage residents of Ottawa to consider making a donation to support disaster-relief efforts in the Caribbean, and that the City's website post information on how residents may contribute to reputable charities such as the Canadian Red Cross, Project HOPE, and the United Nations World Food Programme providing humanitarian assistance to those affected by Hurricane Melissa or through the Government of Jamaica's official disaster-relief donation portal.

Carried

28.2 Waiving Demolition Control for 925 Marguerite Avenue

Motion No. **2025-69-06**

Moved by R. King

Seconded by L. Dudas

That the Rules of Procedure be waived to consider the following motion at the City Council meeting of November 12, 2025, in order to expedite the process of demolition control.

WHEREAS the building at the address known as 925 Marguerite Avenue is vacant due to significant damage from a fire in 2018; and

WHEREAS the vacant building has been boarded since 2018 with cause of concern to public safety and trespassing, it is in the public interest to demolish the building; and

WHEREAS there is currently no building permit application for a replacement building; and

WHEREAS the property was recently purchased by a new owner looking to proceed with a housing development; and

WHEREAS the current property owner is seeking financing with Canada Mortgage and Housing Corporation, but the vacant derelict house is a liability affecting financing; and

WHEREAS the demolition of the uninhabitable house will allow for this development process to proceed to demolition permit in a timely

manner while the owner prepares planning applications for a new development; and

WHEREAS the residential use building is subject to Demolition Control, which is an application process that can take up to 98 days for a decision plus post-approval requirements; and

WHEREAS by waiving the demolition control application, the City will not receive \$5,723.20 (includes \$1,195.54 Legal Fee + HST) which is the fee associated with a demolition control application; and

THEREFORE BE IT RESOLVED that Council waive demolition control approval, and allow the Owners to proceed directly to seeking a demolition permit for the safe removal of the building at 925 Marguerite Avenue; and

BE IT FURTHER RESOLVED that the fees related to the demolition control application are waived, totalling \$5,723.20 (includes \$1,195.54 Legal fee + HST); and

BE IT FURTHER RESOLVED this waiver of Demolition Control is null and void if the associated demolition permit is not issued within three months of Council's exemption.

Carried

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

29.1 Commemorative Naming for Robyn Guest

Moved by M. Sutcliffe

Seconded by G. Gower

WHEREAS Robyn Mary Elizabeth Guest was a beloved wife, mother, grandmother, daughter, sister, friend, and a tireless builder of a better Ottawa; and

WHEREAS Robyn was raised to have a public-spirited heart and a belief that a community is something you make, not just a place you live in; and

WHEREAS Robyn Guest dedicated over 30 years to public service, including 20 years of exemplary service to the City of Ottawa, serving in progressively senior roles including Coordinator of Intergovernmental Relations, Program Manager of Policy

Coordination, Director of Policy in the Mayor’s Office, and most recently as Chief of Staff to the Mayor; and

WHEREAS Robyn played a pivotal role in shaping major civic initiatives such as the Ottawa Central Library, the Ottawa Art Gallery, Lansdowne Park renewal, LRT Stage 2, and the groundwork for the new Civic Hospital, demonstrating unmatched leadership, collaboration, and vision; and

WHEREAS Robyn was known for her grace, intelligence, tenacity, and unwavering commitment to public service, and whose dedication has undoubtedly enhanced the quality of life for all residents; and

WHEREAS Robyn’s legacy includes not only her professional achievements but also her personal dedication to fostering children, giving back to and building her community, and living with authenticity, compassion, and courage; and

WHEREAS Arlington Park, located in a neighbourhood Robyn cherished and served, offers a fitting location to honour her memory and contributions to the City of Ottawa;

THEREFORE BE IT RESOLVED that the City Council approve the commemorative naming of Arlington Park, located at 165 Arlington Avenue, to “Robyn Guest Park” in honour of Robyn Mary Elizabeth Guest, in recognition of her outstanding service and enduring impact on the City of Ottawa.

BE IT FURTHER RESOLVED that an appropriate stand and plaque be installed displaying the name and including a brief history of Robyn Guest’s contributions.

29.2 Protection of Tenants’ Rights

Moved by S. Plante

Seconded by M. Carr

WHEREAS City Council declared “an Affordable Housing and Homelessness Crisis and Emergency” at its meeting of January 29, 2020, and where it joined the “Solve the Crisis” campaign of the Ontario’s Big City Mayors (OBCM), focused on addressing the homelessness and mental health/addictions crisis in Ontario; and

WHEREAS the government of Ontario tabled Bill 60 – Fighting Delays, Building Faster Act, 2025, on Oct 23, 2025; and

WHEREAS Schedule 12 of Bill 60 amends the Residential Tenancies Act, 2006 to, among other things, make changes to the Landlord Tenant Tribunal (LTT) with a focus on strengthening landlord rights, providing shorter timelines for tenant evictions, and improving the speed and effectiveness of the LTT to address the active case backlog; and

WHEREAS the province has decided to rescind consultation on the most contentious amendment, namely, that the government would consult on alternative options on lease agreement expiry – which is code for ending fixed term leases; and

WHEREAS the rest of the proposed amendments as per the technical brief (pgs 11-15) to Residential Tenancies Act would severely curtail tenant rights at the LTT; and

WHEREAS the Association of Municipalities of Ontario (AMO) recognizes that landlords need adequate rights to provide rental opportunities and increase housing supply, but does not endorse the amendments citing the need for a balanced approach that provides tenants with strong protection from unlawful and illegal evictions such as bad faith renovations;

WHEREAS more than 130 organizations have signed an open letter asking the provincial government to repeal proposed changes to rental protections they warn will deepen the province’s housing and homelessness crisis; and

WHEREAS ACORN launched an online action calling on the provincial government to drop its dangerous proposals, in which 23,000 Ontarians sent emails to Premier Ford, Housing Minister Rob Flack, Attorney General Doug Downey, and MPPs across the province demanding they do not make amendments that erode tenants’ rights at the LTT; and

WHEREAS those who support the provincial government’s proposed amendments cite the possibility that this will free up many vacant units and incent landlords to rent; and

WHEREAS the Canadian Centre for Policy Alternatives challenged the assertion by provincial Attorney General that “.....I’m convinced,

if we get the right balance, we'll unlock tens of thousands, if not hundreds of thousands, of new units.”, by combining the vacant unit reports for the 4 most populated areas of the province, adding up only to 17,800 vacant units; and

WHEREAS the City of Ottawa has a comparatively low vacancy rate, for example, of the 6,355 units accessed as vacant, 42 per cent were exempt from the vacant unit tax due to an acceptable reason for being empty and that the amount of renters is expected to jump from around 36 per cent of Ottawa households to jump to 43 per cent by 2035, according to the city's Housing Needs Assessment; and

WHEREAS Council just passed the Housing Action Plan on October 8, 2025, in which it provides major incentives for builders and landlords, but not at the expense of renters, and in which consolidate and strengthen capacity for affordable housing development is 1 of 5 key objectives of the plan; and

WHEREAS the City of Ottawa has approved studying the feasibility of a rental renovation license program (Renoviction Bylaw) that would be completely undercut if the amendments were to pass.

THEREFORE BE IT RESOLVED City Council inform the Government of Ontario of its opposition to changes to the Residential Tenancies Act in Bill 60 and the weakening of tenant rights, including contemplated changes to “security of tenure” or a further weakening of rent control, through the Mayor writing to the Premier, Attorney General, Finance and Housing Ministers of Ontario on behalf of Council;

BE IT FURTHER RESOLVED that City Council request of the Government of Ontario to reinstate the rent control provisions on rental homes first occupied after 2018.

29.3 Commemorative Naming for Bob Easy

Moved by D. Brown

Seconded by I. Skalski

WHEREAS on July 10, 2024, City Council approved the Commemorative Naming Policy; and

WHEREAS in keeping with its powers set out in the Municipal Act, 2001, Council may assign a commemorative name by resolution,

notwithstanding the provisions included in the Commemorative Naming Policy; and

WHEREAS Robert (“Bob”) Easy has contributed more than five decades to coaching and organizing minor hockey in the communities of Munster and Richmond, helping young athletes of all levels develop skills and a love of the game; and

WHEREAS Mr. Easy has been instrumental in establishing and supporting local minor hockey programs in Osgoode, Munster and Richmond, strengthening youth sport and community life across rural Ottawa; and

WHEREAS Mr. Easy’s exceptional dedication has been recognized by the City of Ottawa with the Mayor’s City Builder Award (February 22, 2017) and nationally with the Sovereign’s Medal for Volunteers (March 20, 2017); and

WHEREAS Mr. Easy continues to give back to the community through ongoing volunteerism and local fundraising that benefits area youth sports and local charities;

THEREFORE BE IT RESOLVED that the ball diamond located in Munster North Park, located at 2778 Munster Road, be named the ‘Bob Easy Ball Diamond; and

BE IT FURTHER RESOLVED that an appropriate stand and plaque be installed displaying the name and including a brief history of Mr. Easy’s contributions; and

BE IT FURTHER RESOLVED that all costs related to the production and installation of the stand and plaque be funded through fundraising and other eligible sources.

30. Notice of Intent

- Notice of Intent from the Integrity Commissioner to submit the 2025 Annual Report for consideration at the City Council Meeting of November 26, 2025.
- Notice of Intent from Build Ottawa to submit the 2024 Annual Report for consideration at the City Council Meeting of November 26, 2025.

31. Motion to Introduce By-laws

31.1 Three Readings

Motion No. **2025-69-07**

Moved by S. Desroches

Seconded by A. Troster

That the by-laws listed on the Agenda under Motion to Introduce By-laws, Three Readings, be read and passed, with the exception of the following by-law listed as “ee” on the Agenda:

ee. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of part of the lands known municipally as 6158 Rideau Valley Drive North.

2025-405 A by-law of the City of Ottawa to amend By-law No. 2008-250 to remove the holding symbol from part of the lands known municipally as 945 and 1015 Bank Street.

2025-406 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on the property owned by Rideau Non-Profit Housing Inc. and municipally known as 5581 Doctor Leach Drive, Ottawa.

2025-407 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on the property owned by The Chinese Community (Ottawa) Building Corporation (1990) and municipally known as 80 Florence Street, Ottawa.

2025-408 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on the property owned by Ottawa Community Land Trust and municipally known as 887 Kirkwood Avenue, Ottawa.

2025-409 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on various properties owned by Unity Non-Profit Housing Corporation Ottawa.

2025-410 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and

school purposes for the municipal capital facility for affordable housing located on the property tenanted by Blue Heron Co-operative Homes Inc., and municipally known as 750 March Road, Ottawa and to repeal by-law 2004-438.

2025-411 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on various properties owned by Nepean Housing Corporation.

2025-412 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on the various properties owned by Cumberland Housing Corporation.

2025-413 A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on the property owned by African Canadian Association of Ottawa and municipally known as 881-883 Pinecrest Road, Ottawa.

2025-414 A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Wilton Crescent, Canterbury Avenue, Arch Street, and Terry Fox Drive);

2025-415 A by-law of the City of Ottawa to amend By-law No. 2002-189, as amended, with respect to the licensing and regulation of hardscaping contractors.

2025-416 A by-law of the City of Ottawa to designate certain lands at Aylmer Avenue on Plan 36, as being exempt from Part Lot Control.

2025-417 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.

2025-418 n. A by-law of the City of Ottawa to designate certain lands at terrasse Caminar Terrace, promenade Dowsley Drive and Cope Drive on Plan 4M-1768, as being exempt from Part Lot Control.

2025-419 A by-law of the City of Ottawa to designate certain lands at chemin Miikana Road, place Ninaatik Place, and avenue Paakanaak Avenue on Plan 4M-1618 as being exempt from Part Lot Control.

2025-420 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 6615 and 6635 Renaud Road and 191 Rappel Circle.

2025-421 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 708, 720, and 750

River Road.

2025-422 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 3055 Richmond Road.

2025-423 A by-law of the City of Ottawa to amend the Inner East Lines 1 and 3 Stations Secondary Plan of Volume 2A of the Official Plan for the City of Ottawa to increase maximum building heights to lands known municipally as 1440 Blair Towers Place.

2025-424 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1440 Blair Towers Place.

2025-425 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of part of the lands known municipally as 4186 William McEwen Drive, part of 4221 Moodie Drive and part of 3478 Moodie Drive.

2025-426 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 249 and 255 Richmond Road and 372 Tweedsmuir Ave

2025-427 A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 2966 and 2978 Carp Road.

2025-428 A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement omnibus amendments and to amend technical anomalies and make minor corrections to the zoning of various properties throughout the City of Ottawa.

2025-429 A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend the definition of utility installation.

2025-430 A by-law of the City of Ottawa to designate certain lands at cote Atrium Ridge on Plan 4M-1641, as being exempt from Part Lot Control.

2025-431 A by-law to amend the Community Benefits Charge By-law being by-law 2022-307.

2025-432 A by-law to amend the Site Plan Control By-law being By-law 2014-256, as amended.

2025-433 A by-law to amend the Parkland Dedication By-law being By-law 2022-280.

2025-434 A by-law to amend the Delegation of Authority being By-law 2025-69.

2025-435 A by-law of the City of Ottawa to amend By-law No. 2001-17 to appoint certain Inspectors, Property Standards Officers and Municipal

Law Enforcement Officers in the Building Code Services of the Department of Planning, Development, and Building Services
2025-436 A by-law of the City of Ottawa to designate certain lands at Carlsen Avenue on Plan 301 and Huntley Avenue on Plan 559 (municipally known as du Chasseur Avenue) as being exempt from Part Lot Control.

Carried

32. Confirmation By-law

Motion No. **2025-69-08**

Moved by S. Desroches

Seconded by A. Troster

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of 12 November 2025.

Carried

33. Inquiries

There were no Inquiries.

34. Adjournment

The meeting adjourned at 12:50 pm.

Motion No. **2025-69-09**

Moved by S. Desroches

Seconded by A. Troster

That the proceedings of the City Council meeting of 12 November 2025, be adjourned.

Carried

City Clerk

Mayor