



Planning and Housing Committee

Minutes

Meeting #: 55
Date: Wednesday, October 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 Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Councillor Catherine Kitts

- 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 Wednesday, October 22, 2025 in Planning and Housing Committee Report 55.
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, October 14, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, October 15, 2025.
- Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 54 – October 1, 2025

Carried

4. Office of the City Clerk

4.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending September 26, 2025

File No. ACS2025-OCC-CCS-0094 – City-wide

Report recommendation(s)

That the Planning and Housing Committee receive this report for information.

Received

5. In Camera Items

There were no *in camera* items.

6. Motions of Which Notice has been Previously Given

6.1 Motion - Councillor Kavanagh - Tewin Community lands

At the outset, Chair Leiper made some opening remarks prior to the Committee receiving the following delegations:

1. Liam O'Brien
2. Neil Saravanamuttoo
3. Grand Chief Savanna McGregor, Algonquin Anishinabeg Nation Tribal Council
4. Chief Vicky Chief, Timiskaming First Nation
5. Professor Veldon Coburn, McGill University and Algonquins of Pikwakanagan First Nation
6. Grand Chief Lisa Robinson of the Algonquin Nation Secretariat

7. Sam Hersh
8. Monica Brewer
9. Cyndi Rottenberg-Walker, Consultant at Urban Strategies Inc., and Lead Partner Tewin CDP
10. Jim Meness, Executive Director, Algonquins of Ontario, and member of the Algonquins of Pikwàkanagàn First Nation
11. Bob Craftchick, Algonquin Negotiation Representative for Whitney and Area
12. Wendy Jocko, Algonquin citizen, and Former Chief of the Algonquins of Pikwàkanagàn First Nation
13. Pamela O'Donnell
14. Greg MacDougall (presentation)
15. Phil Pothen
16. Sharon Katz
17. Frankie Cote, on behalf of Claudette Commanda
18. Xavier Auger

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

- Email dated October 14, 2025 from Richard Moon
- Email dated October 14, 2025 from Rachelle Lacours, Greater Avalon Community Association
- Letter dated October 14, 2025 from Jim Menes
- Letter dated October 14, 2025 from Patrick Harrington

The following staff were present and responded to questions from members of Committee and Council:

Planning, Development and Building Services:

- Royce Fu, Manager, Policy Planning
- Derrick Moodie, Director, Planning Services

Infrastructure and Water Services:

- Susan Johns, Director, Asset Management Services

Legal Services:

- Stuart Huxley, City Solicitor
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

Finance and Corporate Services:

- Isabelle Jasmine, Deputy City Treasurer Corporate Finance

The Committee accepted a direction from staff from Councillor Gower, and considered the following motions as outlined below:

Direction to Staff (G. Gower)

That staff be directed to continue to consult with indigenous partners and the public on Tewin, including any indigenous groups represented here today.

Motion No. PHC 2025-55-01

Moved by L. Johnson

Be It Resolved That Planning and Housing Committee recommend to Council that:

- 1. The consideration of recommendations 1 to 5 of the motion by Councillor Kavanagh be deferred pending the report identified below.**
- 2. The City consult with the 11 Algonquin First Nations and their two tribal councils and report back to Committee and Council on the outcome on the consultation by no later than Q2 of 2026**

For (5): J. Leiper, R. Brockington, L. Johnson, T. Kavanagh, and A. Troster

Against (7): G. Gower, C. Curry, L. Dudas, C. Kelly, W. Lo, T. Tierney, and D. Brown

Lost (5 to 7)

Motion

That the Planning and Housing Committee recommend Council approve:

- 1. That staff in the Policy Planning Branch of the Planning, Development and Building Department be directed to initiate an Official Plan Amendment to delete the Category 2 - Future Neighbourhood Overlay - New Tewin Community lands from Schedule C17 to the Official Plan of the City of Ottawa, and;**
- 2. That the Official Plan Amendment also contain the necessary provisions to delete provisions elsewhere in the Official Plan that reference the Tewin Community as Category 2 lands, and;**
- 3. That the Official Plan Amendment process initiated as a result of this motion include all the necessary process and public consultation to permit the amendment to be adopted by City Council, and;**
- 4. That Planning staff provide their recommendation through the amendment and accompanying report as to how the residential and non-residential development that will no longer**

be in the proposed Tewin development can be provided for in the Official Plan, and;

- 5. That the public meeting for the consideration of the Official Plan Amendment be scheduled no later than the first quarter of 2026, and;**
- 6. That Planning staff be directed to explore how land use planning could contribute to meaningful reconciliation in consultation with the Algonquin Anishinabeg Nation Tribal Council.**

For (5): J. Leiper, R. Brockington, L. Johnson, T. Kavanagh, and A. Troster

Against (7): G. Gower, C. Curry, L. Dudas, C. Kelly, W. Lo, T. Tierney, and D. Brown

Lost (5 to 7)

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

There were no Notices of Motion.

8. Inquiries

8.1 Councillor L. Johnson

Submitted by Councillor L. Johnson

The City of Ottawa allows ground floor space for services or commercial uses in most high-rise residential buildings and requires it in certain areas through secondary plans or area-specific policies.

This is consistent with the Official Plan which encourages healthy, inclusive, and walkable 15-minute communities that offer access to a range of shops and services, with their permitted uses identified in the Final Draft of the Zoning By-Law.

Developers often design and build before securing a tenant, though they may have a use in mind, such as offering a daycare or retail space. Their knowledge of the needs of the community and of their prospective tenant may be extensive or limited. In many instances, these developments replace older strip malls which had services and retailers who served the community.

1. How does the City of Ottawa regulate the types of ground floor commercial spaces other than the Zoning By-Law? Are there other tools provided for in the Planning Act or otherwise that can be used to encourage a certain type of business while limiting another - for example, by requiring smaller or larger store footprints, or the elimination of structural impediments where open space is a consideration?
2. What can we do to encourage a healthy mix of commercial and local services that serve community needs?
3. What review does the City of Ottawa make during the application process, and according to what guidelines, to ensure that applicants design spaces that accommodate a variety of commercial spaces such as grocery stores or small enterprise space? Is there an opportunity for Economic Development Services to provide in-put? What about other bodies like the Ottawa Board of Trade, local BIAs?
4. Is occupancy of these spaces tracked?

8.1.1 Councillor T. Kavanagh

Submitted by Councillor T. Kavanagh

Some infill and other residential construction developments in Bay Ward and across the city have gone uncompleted for over 5 years. Construction delays and financing difficulties have created situations where construction sites on residential streets are abandoned, delaying access to much needed housing, and creating an increased demand from neighbours and community associations for by-law and building code services inspections. These stalled developments run counter to our Term of Council priority of creating a “City that has affordable housing and is more livable for all.”

With neighbourhoods across Ottawa seeing increased development and intensification, what measures could the city put in place to encourage completion of stalled infill and other residential developments?

Are there examples of policies other municipalities have adopted to discourage prolonged delays in infill and other small-scale residential projects?

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, November 5, 2025.

The meeting adjourned at 2:38 pm.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair