



Finance and Economic Development Committee

Minutes 40

Tuesday, June 28 2022

9:00 am

Electronic Participation

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

Carole Legault, Coordinator

613-580-2424 x 28934

CaroleA.Legault@ottawa.ca

- Notes:
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
 2. *Underlining indicates a new or amended recommendation approved by Committee.*
 3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on July 6, 2022 in Finance and Economic Development Committee Report 40.*

Present:

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

Absent: **Councillor S. Moffatt**

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 40 – June 7, 2022

CONFIRMED

COMMUNICATIONS

Response to Inquiries

- FEDC 01-22 - Wesley Clover Parks

PRESENTATIONS

1. INVEST OTTAWA: ENABLING INNOVATION AND ECONOMIC GROWTH
WITH OUR COMMUNITY

CITY WIDE

Michael Tremblay, President and CEO and Sonia Shorey, VP, Strategy, Marketing & Comms, Invest Ottawa provided an update on Invest Ottawa and the launching of a strategic process. They also showed a video which can be accessed by clicking on the following link:

<https://www.youtube.com/watch?v=spL4MwaAS-s&t=2s>

Members asked questions regarding the upcoming recession, an update on the Talent Attraction Strategy, international connectivity, the difficulties for women entrepreneurs, and a review of governance.

After discussion, the Committee RECEIVED this item for information.

FINANCE SERVICES

2. STAGE 2 LRT CONTINGENCY FUNDING

ACS2022-FSD-FIN-0009

CITY WIDE

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Approve \$35 million for the Stage 2 Rail Construction Program utility budget in 2022 to be funded from development charge debt, rate reserves, and transit debt; and**
- 2. Approve \$25 million for the Stage 2 Contingency Budget in 2022 to be funded from development charge debt and transit debt.**

Staff from Finance Services and Transit Services responded to questions with respect to the extra funds allocated to Stage 2, the difference in percentages between Stage 1 and Stage 2, and the additional costs incurred for Connaught Park, Woodroffe Pedestrian Bridge, and the Limebank extension.

After discussion, the Committee CARRIED this item as presented.

LEGISLATIVE SERVICES

- 3. STATUS UPDATE – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING JUNE 17, 2022**

ACS2022-OCC-FED-0006

CITY WIDE

REPORT RECOMMENDATION

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

RECEIVED

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT

4. PROPERTY ACQUISITION – 4095 MOODIE DRIVE, NEPEAN

ACS2022-PIE-CRO-0008

RIDEAU-GOULBOURN (21)

REPORT RECOMMENDATION

That the Finance and Economic Development Committee recommend Council approve the fee simple acquisition and the funding source as described in the report for the purchase of 4095 Moodie Drive for future solid waste service operations (excluding landfilling) consisting of 76.37 acres (30.9 hectares) of vacant land owned by Larry Calagoure described as Part of Lot 4, Concession 4 (Rideau Front), geographic Township of Nepean, shown as Parcel 3A on attached Document 1 for the consideration of \$2,672,950 plus applicable taxes related to the transaction subject to final adjustment on closing.

CARRIED

5. CITY OF OTTAWA LEASING POLICY

ACS2022-PIE-CRO-0007

CITY WIDE

REPORT RECOMMENDATION

That the Finance and Economic Development Committee recommend that Council adopt the proposed City of Ottawa Leasing Policy, as described in Document 1 attached to this report.

During the consent portion of the agenda, Stephen Willis, General Manager of Planning, Real Estate and Economic Development responded to a question in regard to the method of securing a tenant at market rent. After discussion, the Committee CARRIED the item as presented.

6. OTTAWA INTERNATIONAL AIRPORT COMMUNITY IMPROVEMENT PLAN
ACS2022-PIE-EDP-0002 CITY WIDE
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REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend Council:

- 1. Approve the adoption of a By-law to designate the area shown in Document 1 as the Ottawa International Airport Community Improvement Project Area; and**
- 2. Approve the adoption of a By-law to create the Ottawa International Airport Community Improvement Plan Program as set out in Document 2.**

Don Herweyer, Director, Economic Development and Long Range Planning and Cindy VanBuskirk, Program Manager, High Economic Impact Programs, Planning, Real Estate and Economic Development Services spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee then heard from the following public delegations:

Michael Tremblay, President and Chief Executive Officer, Invest Ottawa, outlined statistics prior to the pandemic. He noted the importance of connecting with other countries. He cited incentive programs from other Canadian cities and the need for this CIP.

Mark Laroche, President and Chief Executive Officer, Ottawa International Airport spoke on the extent of impacts which resulted in suspending a number of projects. He noted his appreciation for the continued support and outlined the importance of a CIP for the airport.

Sueling Ching, President and Chief Executive Officer, Board of Trade spoke in support of the report and noted the importance of the airport's role in the enhancement of economic development.

Michael Crockatt, President and Chief Executive Officer, Ottawa Tourism also spoke in support of the CIP. He noted that the airport plays a crucial role in creating demand for Ottawa tourism and enhancing the economy.

Michelle Groulx, Executive Director, Ottawa Coalition of Business Improvement Area echoed previous delegations' comments and noted her support of the report. She also highlighted reasons this incentive will benefit the growth and prosperity as well as the city's economy.

Mike Vorobej, Hunt Club Forest, noted concerns with respect to the ecosystem, air quality, and the preservation of the forest within the area and noted his opposition to the destruction of the forest outlined in the report.

Patrick Burke, Executive Director, Glebe Business Improvement Area and Nathalie Carrier, Executive Director, Vanier Business Improvement Area registered to speak, however, had to leave the meeting prior to their turn to speak.

Questions and comments were in regard to, but not limited to, the possibility of development in the forested lands outlined in the report, the lack of a business case as well as defined criteria, the existing zoning of the area and the success of Community Improvement Plans.

During questions to staff, Committee requested that Planning, Real Estate and Economic Development staff work with the Airport Authority on defining the airport land uses, incentive ideas, and comparisons with other cities and provide this information via a memorandum to members of Council prior to the City Council meeting on July 6, 2022.

After discussion, the Committee CARRIED the report as presented.

7. BROWNFIELD GRANT APPLICATION – 1500 MERIVALE ROAD

ACS2022-PIE-PS-0082

KNOXDALE-MERIVALE (9)

REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

- 1. Approve the Brownfield Redevelopment Grant application submitted by Claridge Homes (Baseline) Inc., owner of the property at 1500 Merivale Road, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$664,805 for which the grant payment period will be phased over a maximum of 15 years of development and up to a maximum of 10 years per phase of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$565,084 under the Development Charge Deferral Program; and the estimated contribution of \$821,289 towards the Municipal Leadership Strategy fund;**
- 2. Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Claridge Homes (Baseline) Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1500 Merivale Road, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

CARRIED

8. BROWNFIELD GRANT APPLICATION – 388 AND PART OF 400 ALBERT STREET, AND 156 AND 160 LYON STREET NORTH

ACS2022-PIE-PS-0071

SOMERSET (14)

That Finance and Economic Development Committee recommend Council:

- 1. Approve the Brownfield Redevelopment Grant application submitted by 5015218 Ontario Inc. and Albert & Main Developments Inc., owner of the property at 388 and Part of 400 Albert Street, and 156 and 160 Lyon Street North, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$1,153,765 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$980,700 under the Development Charge Deferral Program; and the estimated contribution of \$240,231 towards the Municipal Leadership Strategy fund;**
- 2. Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 5015218 Ontario Inc. and Albert & Main Developments Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 388 and Part of 400 Albert Street, and 156 and 160 Lyon Street North, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

CARRIED

9. BROWNFIELD GRANT APPLICATION – 1330, 1340 AND 1346 BANK STREET, AND 2211 RIVERSIDE DRIVE

ACS2022-PIE-PS-0078

CAPITALE (17)

REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

- 1. Approve the Brownfield Redevelopment Grant application submitted by 2155965 Ontario Inc. and Capital City Shopping Centre Limited,**

owner of the property at 1330, 1340 and 1346 Bank Street, and 2211 Riverside Drive, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$555,593 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$472,254 under the Development Charge Deferral Program; and the estimated contribution of \$104,156 towards the Municipal Leadership Strategy fund;

- 2. Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 2155965 Ontario Inc. and Capital City Shopping Centre Limited, establishing the terms and conditions governing the payment of the grant for the redevelopment of 1330, 1340 and 1346 Bank Street, and 2211 Riverside Drive, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

During the Consent portion of the Agenda, Stephen Willis, General Manager of Planning, Real Estate and Economic Development responded to a question regarding whether proof that the property would not be developed is provided in the application. He advised that a renewal report on the Brownfield Grant Application process would be considered in the next term of Council.

After discussion, the Committee CARRIED this report as presented.

RECREATION, CULTURAL AND FACILITY SERVICES

10. **DESCHÂTELETS BUILDING (205 SCHOLASTIC DRIVE) - UPDATE**

ACS2022-RCF-GEN-0005

CAPITAL (17)

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend Council:

- 1) Approve moving forward with the development of a municipal community recreation component at the Deschâtelets Building (205 Scholastic Drive) with Conseil des écoles Catholique Centre-Est (CECCE) and the approach recommended in this report; and**
- 2) Direct the General Manager of Recreation, Cultural and Facility Services (RCFS) in consultation with the Director, Corporate Real Estate Office (CREO) to negotiate a lease and associated agreements within the framework of the attached Offer to Lease with CECCE, for the inclusion of a municipal community recreation component at the Deschâtelets Building; and**
- 3) Delegate authority to the General Manager, Planning, Real Estate and Economic Development, General Manager, Infrastructure and Water Services department, the Chief Financial Officer/Treasurer, and General Manager, RCFS to enter into, conclude, execute, amend and implement, on behalf of the City, a Lease Agreement and associated agreements within the framework of the attached Offer to Lease with CECCE, for the inclusion of a municipal community recreation component at the Deschâtelets Building; and**
- 4) Designate all eligible portions as Municipal Capital Facilities as further described in this report and delegate authority to the General Manager of RCFS and Chief Financial Officer/Treasurer, in consultation with the City Solicitor, to execute required agreements and place the associated bylaw on the appropriate agenda of council for enactment; and**
- 5) Authorize staff the funding of the project to a value of ten million five hundred thousand dollars (\$10,500,000) dollars as identified in the 2019 Citywide development charges Background Study for the Community Centre- Central (Old Ottawa East) comprised of eight million nine hundred seventy-seven thousand five hundred dollars (\$8,977,500) from development charges and one million five hundred twenty-two thousand five hundred dollars (\$1,522,500) from cash-in-lieu of parkland accounts; and**

- 6) **Direct staff to develop and bring forward an annual operating budget and Full Time Equivalent requirement for the operation and maintenance of the new municipal community recreation component as part of the 2023 budget process as described in this report.**

CARRIED

11. **PARKLAND FUNDING AND RETENTION POLICIES**

ACS2022-RCF-GEN-0003

CITY WIDE

REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

1. **Approve the Parkland Acquisition and Funding Through Property Disposal Policy detailed in Document 1.**
2. **Approve the Retention of Municipal Parkland Policy detailed in Document 2**
3. **Approve the creation of a Parks and Recreation Facilities Reserve Fund by adopting the by-law attached as Document 3, with funding to be allocated as per the Parkland Acquisition and Funding Through Property Disposal Policy.**

In response to questions from Councillor Leiper regarding allocating greenspace for urban areas and if a report will be considered at a future meeting, Kevin Wherry, Manager, Parks and Recreation Planning, Recreation, Cultural and Facility Services advised that a Parkland Acquisition Strategy will be considered at the next term of Council.

After discussion, the Committee CARRIED the report as presented.

INFORMATION PREVIOUSLY DISTRIBUTED

A FEE SIMPLE ACQUISITION OF RICHMOND HYDRO CORRIDOR LANDS FROM HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES

ACS2022-PIE-CRO-0006

Councillor Gower introduced the following motion:

MOTION No. FEDC 2022 1/41

Moved by Councillor Gower (on behalf of Councillor Moffatt)

THEREFORE BE IT RESOLVED that IPD - ACS2022-PIE-CRO-0006 titled “Fee Simple Acquisition of Richmond Hydro Corridor Lands from Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government and Consumer Services” be added to the agenda for consideration at the June 28, 2022 Finance and Economic Development Committee meeting pursuant to Subsection 89(3) of the *Procedure By-law* so that this matter may be considered.

WHEREAS as part of IPD - ACS2022-PIE-CRO-0006 Caivan has agreed to pay a developer contribution estimated to be \$334,500.00 plus applicable HST as part of the City’s acquisition of the Infrastructure Ontario Corridor Lands; and

WHEREAS completion of this acquisition will result in the City receiving a net revenue towards general revenues estimated to be \$334,500.00; and

WHEREAS the reallocation of the estimated \$334,500.00 in funds from general revenues to the Miscellaneous Developer Contribution account is requested by the Ward 21 Councillor; and

WHEREAS the funds are to be used for the development of new parks in Ward 21 – Rideau Goulbourn.

WHEREAS there are new parks currently planned within the Western Development Lands and the intent is to allocate the funds to the planned parks to add amenities for the community; and

WHEREAS the breakdown of the amenities and to which park the funds will be allocated will be determined at a later date and in consultation with City Park Planners and the local community.

THEREFORE BE IT RESOLVED THAT with respect to IPD - ACS2022-PIE-CRO-0006, the Finance and Economic Development Committee recommend Council approve the reallocation of the estimated \$334,500.00, relating to the acquisition of the Infrastructure Ontario Corridor Lands, from general revenues to the Miscellaneous Developer Contribution account for the purpose of the development of new parks in Ward 21.

Councillor El-Chantiry noted that 'plus applicable taxes' is not included in the motion. Mr. Willis advised that he would consult with Finance and rectify the Motion if needed, prior to the Council meeting.

After discussion, the Committee CARRIED the Motion as presented.

NOTICES OF MOTIONS (FOR CONSIDERATION AT A SUBSEQUENT MEETING)

The following Notice of Motion was submitted by Councillor Gower

Moved by Councillor Gower

WHEREAS Tartan Homes registered plan of Subdivision OC2424154, known as EdenWylde on November 16, 2021; and,

WHEREAS a large hydro corridor was dedicated to the City as part of the registration, that did not count as parkland dedication; and

WHEREAS a number of blocks were identified and protected within the hydro corridor to provide streets to service and make efficient use of the subdivision lands, and

WHEREAS one street block was omitted and not protected for in the plan; and,

WHEREAS once the property is owned by the City our disposal policies would apply that would require us to sell the road block back to the developer at fair market value, in order for them to include it as a road block,

THEREFORE BE IT RESOLVED THAT the Disposal of Real Property Policy be waived to enable the City to transfer a portion of the hydro corridor to accommodate either a public or private road, back to Tartan Homes Ltd for a nominal charge.

ADJOURNMENT

The meeting adjourned at 12:24 pm.

Committee Coordinator

Chair

DRAFT