



OTTAWA CITY COUNCIL

Wednesday, 11 October 2017

10:00 a.m.

Andrew S. Haydon Hall, 110 Laurier Avenue West

MINUTES 58

Note: Please note that the Minutes are to be considered DRAFT until confirmed by Council.

The Council of the City of Ottawa met at Andrew S. Haydon Hall, 110 Laurier Avenue West, Ottawa, on Wednesday, October 11, 2017 beginning at 10:00 a.m.

The Mayor, Jim Watson, presided and led Council in a moment of reflection.

NATIONAL ANTHEM

The national anthem was performed by students from Notre Dame High School.

ANNOUNCEMENTS/CEREMONIAL ACTIVITIES

RECOGNITION - MAYOR'S CITY BUILDER AWARD

Mayor Watson presented the Mayor's City Builder Award to Ms. Kay Dubie and Ms. Liz Tucker in recognition of their dedication to the community. Ms. Dubie began her volunteer work at the Kanata Seniors Centre in The Craft Group as a volunteer knitter and soon became and continues to be the Chair of the Kanata Seniors Craft Group. She is also past Vice-President and President of the Kanata Seniors Council Inc, and continues to serve on the board as Past President.

Ms. Tucker began her volunteer work at the Kanata Seniors Centre as a front desk receptionist, expanded her volunteer role to join the Centre's Special Event Team. She is also Treasurer of the Kanata Seniors Council Inc. and implemented the annual seniors' games program, helping to launch the Far West Fun Fest in 2011, a program that continues today. In addition, Ms. Tucker is an active volunteer with the Friends of the Library, Beaverbrook Branch.

ROLL CALL

All Members were present for the meeting.

CONFIRMATION OF MINUTES

Confirmation of the Minutes of the regular Council meeting of September 27, 2017.

CONFIRMED

DECLARATIONS OF INTEREST INCLUDING THOSE ORIGINALLY ARISING FROM PRIOR MEETINGS

No declarations of interest were filed.

COMMUNICATIONS

The following communications were received:

Association of Municipalities of Ontario (AMO)

- Health Omnibus Bill introduced with Municipal Implications – including Ambulance, Fire Medic, and Long-Term Care Homes

Petitions:

- Petition received containing the signatures of 63 individuals requesting that Council approve the installation of an all-way stop control at the intersection of Longleaf Drive and Shakewood Street / Montclair Avenue.

Other Communications Received:

- Submission received containing the electronic signatures of 355 individuals calling on the City of Ottawa to acquire the property and heritage home at 21 Withrow Avenue, to be used by City View and surrounding communities.
- Submission received containing the signatures of 36 individuals in opposition to the proposed renaming of Lewis Street between The Driveway and Jack Purcell Lane.
- Submission received containing the signatures of 42 individuals in opposition to the proposed Plan and Zoning By-law Amendment for the development of 5721, 5731, and 5741 Manotick Main Street.

REGRETS

No regrets were filed.

MOTION TO INTRODUCE REPORTS

MOTION NO. 58/1

Moved by Councillor M. Qaqish

Seconded by Councillor M. Taylor

That Item 5 of Planning Committee Report 50A, Agriculture and Rural Affairs Committee Report 28; Finance and Economic Development Committee Report 28; Planning Committee Report 51A; Transportation Committee Report 27 and the report from the City Clerk and Solicitor's Office entitled "Summary of Oral

and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of September 27, 2017”, be received and considered; and

That the *Rules of Procedure* be suspended to consider Planning Committee Report 52, in order to allow for timely registration of the Findlay Creek Stage 2, Phase 4C subdivision at 4784-4798 Bank Street; and

That the petition with respect to the installation of an all-way stop control at the intersection of Longleaf Drive and Shakewood Street / Montclair Avenue, listed on the Agenda, be received.

CARRIED

REPORTS

POSTPONEMENTS AND DEFERRALS

PLANNING COMMITTEE REPORT 50A

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| <ol style="list-style-type: none">1. TECHNICAL ANOMALIES AMENDMENT - PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW 2016-326 |
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Deferred from the City Council meeting of September 27, 2017

COMMITTEE RECOMMENDATIONS

That Council:

1. **approve amendments to the Permanent Signs on Private Property By-law 2016-326, to correct anomalies, as detailed in Document 1; and**
2. **authorize the Chief Building Official, Building Code Services to finalize and make minor adjustments to the amendments described in Document 1**

MOTION NO. 58/2

Moved by Councillor M. Fleury
Seconded by Councillor C. McKenney

WHEREAS the Permanent Signs on Private Property By-law 2016-326 regulates signs, including digital and illuminated signs on private property within the City of Ottawa; and,

WHEREAS By-law 2016-326 does not regulate specific illuminated window signs, such as those that indicate whether an establishment is open or vacant, when such signs may represent a nuisance to the public.

THEREFORE BE IT RESOLVED that staff be directed to review By-law 2016-326 and report back on how this by-law regulates illuminated window signs, along with any recommendations on how By-law 2016-326 could be amended to augment the regulatory framework for this type of signage; and

BE IT FURTHER RESOLVED that staff report back to Planning Committee on December 12, 2017 with their review and recommendations.

CARRIED

The Committee Recommendations, as amended by Motion No. 58/2 and as set out in full below, were put to Council:

That Council:

- 1. approve amendments to the Permanent Signs on Private Property By-law 2016-326, to correct anomalies, as detailed in Document 1; and**
- 2. authorize the Chief Building Official, Building Code Services to finalize and make minor adjustments to the amendments described in Document 1; and**
- 3. direct staff to review By-law 2016-326 and report back on how this by-law regulates illuminated window signs, along with any recommendations on how By-law 2016-326 could be amended to augment the regulatory framework for this type of signage; and**
- 4. direct staff to report back to Planning Committee on December 12, 2017 with their review and recommendations.**

CARRIED

COMMITTEE REPORTS

AGRICULTURE AND RURAL AFFAIRS COMMITTEE REPORT 28

2. ZONING BY-LAW AMENDMENT – 5721, 5731 AND 5741
MANOTICK MAIN STREET

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 for 5721, 5731 and 5741 Manotick Main Street to permit village residential Plan of Subdivision, as detailed in Document 2, (as amended below), and as further amended by the following:

1. that Document 1: Location Map of Report ACS2017-PIE-PS-0103 be replaced with the location map attached to Motion NO ARAC 28/01 [(05 Oct 2017), see Extract of Draft Minute];
2. that Document 2 – Details of Recommended Zoning be amended as follows:
 - a. By adding the text, “SXXX” following the text, “xxx1r”, “xxx2r”, and “xxx3r” wherever they appear;
 - b. By adding the following text to Column V of exceptions xxx1r, xxx2r, and xxx3r: “-The minimum density is 12 units per gross hectare to a maximum of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule XXX”; and,
 - c. By adding a new item which states “Amend Part 17 – Schedules by adding a new schedule, SXXX”;
3. that the report be amended by adding the schedule attached to Motion NO ARAC 28/01 (05 Oct 2017) as Document 5 (See Extract of Draft Minute), and;
4. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

3. REVISED REQUIREMENTS FOR RURAL COACH HOUSES ON PRIVATE SERVICES

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council:

1. **Approve the proposed modifications to the Official Plan for rural coach houses on private services as detailed in Document 1, as amended by the following:**
 - a. **That Item B under Section 2 of Part B – The Amendment be replaced with the following: “B. In section 3.1 (1)(c), (ii) the text ‘a lot that is 0.8 ha or greater in size and is located in the rural area or village and where:’ is replaced with the following: ‘a lot that is of sufficient size to support private services and is located in the rural area or village and where:’”;**
 - b. **That Item D under Section 2 of Part B – The Amendment be replaced with the following: “D. Section 3.1 (d) is replaced with the following: ‘A coach house serviced in accordance with c. (ii) will be subject to site plan control except on lots that are less than 0.65 hectares or on lots that are connected to a public or communal water service system.’”;**
2. **Approve the proposed modifications to the Zoning By-law for rural coach houses on private services as detailed in Document 2;**
3. **Approve the proposed modifications to the Site Plan Control By-law for rural coach houses on private services as detailed in Document 3;**
4. **Receive the Terms of Reference – Scoped Hydrogeological Studies for Coach Houses document to guide future scoped**

- hydrogeological studies to support coach house applications as detailed in Document 4;
5. Approve that the minimum lot size requirement for a coach house on private services be set at .4 hectares;
 6. Approve that the City of Ottawa review this policy in five years to determine the impacts of the lowered lot size requirement;
 7. Approve that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

MOTION NO. 58/3

Moved by Councillor S. Moffatt

Seconded by Councillor E. El-Chantiry

WHEREAS the staff report recommends a reduction in the minimum required lot size for a coach house in the rural area and on private services from 0.8 hectares to 0.65 hectares; and,

WHEREAS on 5 October 2017 the Agriculture and Rural Affairs Committee carried a motion to modify the recommended minimum required lot size from 0.65 hectares to 0.4 hectares; and,

WHEREAS further amendments to the staff report are necessary to ensure the reduction in required lot size is captured within the proposed amendments to the Official Plan, Zoning By-law and Site Plan Control By-law.

THEREFORE BE IT RESOLVED that Document 1 – Proposed Amendment to the Official Plan, Document 2 – Details of Recommended Zoning By-law Amendment and Document 3 – Amendment to the Site Plan Control By-law be revised by replacing the number “0.65” with the number “0.4”, wherever it appears; and,

BE IT FURTHER RESOLVED that the policy review outlined in Committee Recommendation 6 be in three years instead of five; and

BE IT FURTHER RESOLVED that pursuant to Subsection 34(17) of the *Planning Act*, no further notice is required

CARRIED

The Committee Recommendations, as amended by Motion No. 58/3 and as set out in full below, were put to Council:

That Council:

1. **Approve the proposed modifications to the Official Plan for rural coach houses on private services as detailed in Document 1, as amended by the following:**
 - a. **That Item B under Section 2 of Part B – The Amendment be replaced with the following: “B. In section 3.1 (1)(c), (ii) the text ‘a lot that is 0.8 ha or greater in size and is located in the rural area or village and where:’ is replaced with the following: ‘a lot that is of sufficient size to support private services and is located in the rural area or village and where:’”;**
 - b. **That Item D under Section 2 of Part B – The Amendment be replaced with the following: “D. Section 3.1 (d) is replaced with the following: ‘A coach house serviced in accordance with c. (ii) will be subject to site plan control except on lots that are less than 0.4 hectares or on lots that are connected to a public or communal water service system.’”;**
 - c. **That Document 1 – Proposed Amendment to the Official Plan, be revised by replacing the number “0.65” with the number “0.4”, wherever it appears;**
2. **Approve the proposed modifications to the Zoning By-law for rural coach houses on private services as detailed in Document 2, as revised by replacing the number “0.65” with the number “0.4”, wherever it appears;**
3. **Approve the proposed modifications to the Site Plan Control By-law for rural coach houses on private services as detailed in Document 3, as revised by replacing the number “0.65” with the number “0.4”, wherever it appears;**
4. **Receive the Terms of Reference – Scoped Hydrogeological Studies for Coach Houses document to guide future scoped hydrogeological studies to support coach house applications as detailed in Document 4;**
5. **Approve that the minimum lot size requirement for a coach house on private services be set at .4 hectares;**

6. **Approve that the City of Ottawa review this policy in three years to determine the impacts of the lowered lot size requirement;**
7. **Approve that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.**

CARRIED

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE REPORT 28

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| <p>4. DECLARATION OF SURPLUS - PART OF 3392 JOCKVALE ROAD AND 1209 ST. LAURENT BOULEVARD AND THE TRANSFER OF PARTS OF 3311 GREENBANK ROAD, 261 BREN-MAUR ROAD, 3392 JOCKVALE ROAD AND 1209 ST. LAURENT BOULEVARD TO OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION FOR FUTURE DISPOSAL</p> |
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COMMITTEE RECOMMENDATIONS

That Council:

1. **Declare the following properties as surplus to City requirements:**
 - a. **Municipally known as part of 3392 Jockvale Road being part of PIN 04732-0034, containing an area of approximately 490 m² (5,275 square feet), shown as Parcels 3 and 4 on Document 1 attached;**
 - b. **1209 St. Laurent Boulevard being part of PIN 04264-0115, containing an area of approximately 2293 m² (24,682 square feet) shown as Parcel 1 on Document 2 attached.**
2. **Authorize the transfer of the following lands to the Ottawa Community Lands Development Corporation (OCLDC) for future development and/or disposal:**

- a. **3311 Greenbank Road, 261 Bren-Maur Road and 3392 Jockvale Road, shown as Parcels 1, 2, 3 and 4 on Document 1 attached; and**
- b. **1209 St. Laurent Boulevard, shown as Parcel 1 on Document 2 attached.**

CARRIED

5. PURCHASING BY-LAW

COMMITTEE RECOMMENDATION

That Council approve the amendments to the Purchasing By-law as described in this report.

CARRIED

6. BROWNFIELDS GRANT PROGRAM APPLICATION – 900 ALBERT STREET
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COMMITTEE RECOMMENDATIONS

That Council:

1. **Approve the Brownfields Rehabilitation Grant and Development Charge Reduction Program application submitted by TIP Albert GP Inc., owner of the property at 900 Albert Street, for a brownfields rehabilitation grant not to exceed \$8,255,397 over a maximum of 10 years, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfields Rehabilitation Grant Agreement;**
2. **Delegate the authority to staff to execute a Brownfields Rehabilitation Grant Agreement with TIP Albert GP Inc.,**

- establishing the terms and conditions governing the payment of the Brownfields Rehabilitation Grant for the redevelopment of 900 Albert Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, the City Clerk and Solicitor and the City Treasurer; and
3. Resolve to exempt the proposed redevelopment of 900 Albert Street from paying future municipal development charges up to a maximum of \$7,711,750, under Section 7(t) of the Development Charges By-law 2014-229, under the Guideline for the Development Charge Reduction due to Site Contamination Program, approved by Council June 11, 2014 and included in the \$8,255,397 grant request, as outlined in Recommendation 1.
 4. Waive the requirement in Section 1.2 of the City's Disposal of Real Property Policy that the use of City property be conducted on the basis of market value, and approve the City's land being encumbered by TIP Albert GP Inc. relocation of municipal infrastructure consisting of the West Nepean Sanitary Collector Sewer, Mooney's Bay Sanitary Collector Sewer and the Nepean Bay Storm Sewer from the development property at 900 Albert Street onto adjacent City property at 1035 Somerset Street West for the sum of \$1.00.

CARRIED, with Councillor C. McKenney dissenting on Recommendation 4.

7. 2016 SERVICEOTTAWA PERFORMANCE MEASUREMENT

COMMITTEE RECOMMENDATION

That Council approve the Service Level Standards for phone and email service provided by ServiceOttawa, as described in this report.

CARRIED

8. RICHMOND'S 200TH ANNIVERSARY CELEBRATION (2018)

COMMITTEE RECOMMENDATION

That Council approve a one-time contribution of \$29,000 in support of Richmond's 200th anniversary celebrations next year, to be added to the 2018 Recreation, Cultural and Facility Services departmental budget.

CARRIED

DRAFT

9. REHABILITATION GRANT PROGRAM – 890-900 BANK STREET

COMMITTEE RECOMMENDATION

That Council approve that 890-900 Bank Street be permitted to apply the Rehabilitation Grant Program to this development instead of the Property Tax Assistance Program for the Tax Assistance components of the Brownfields Program approved on March 25, 2015, in FEDC Report 2A, Item 3, in order to allow the Seniors Home Facility to be conveyed to another person.

CARRIED

PLANNING COMMITTEE REPORT 51A

10. APPLICATION FOR NEW CONSTRUCTION AT 575 OLD PROSPECT ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

COMMITTEE RECOMMENDATIONS

That Council

1. **approve the application for new construction at 575 Old Prospect Road according to plans prepared by Barry J. Hobin & Associates Architects dated July 21, 2017, submitted on August 2, 2017, subject to the following condition:**
 - a. **That additional screening be added to the rooftop terrace, in consultation with staff in the Heritage Section, to ensure it is not visible from the surrounding public realm and does not have a**

negative effect on the character of the surrounding cultural heritage landscape.

- 2. approve the landscape design for the new building at 575 Old Prospect Road, submitted on June 1, 2017, subject to the following conditions:**
 - a. That additional plantings be included on the southeast corner of the lot in consultation with staff in Planning, Infrastructure and Economic Development.**
 - b. That the tree preservation and protection measures identified in the tree conservation report prepared by IFS Associates be implemented in consultation with staff in Planning, Infrastructure and Economic Development.**
- 3. issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry;**
- 4. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 31, 2017.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

CARRIED

11. ZONING BY-LAW AMENDMENT – 1867 ALTA VISTA DRIVE

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council approve:

- 1. an amendment to Zoning By-law No. 2008-250 for 1867 Alta Vista Drive to permit a temporary parking lot for a period of three years, as shown in revised Document 1 (Location Map) and detailed in Document 2; and**
- 2. that there be no further notice pursuant to Sub-section 34(17) of the *Planning Act*.**

CARRIED

12. ZONING BY-LAW AMENDMENT – 2499, 2500 PALLADIUM DRIVE
AND 675 AUTOPARK PRIVATE

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2499, 2500 Palladium Drive and 675 Autopark Private to remove the maximum gross floor area requirements for commercial uses, as detailed in Document 2.

CARRIED

PLANNING COMMITTEE REPORT 52

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| <p>13. ROADWAY MODIFICATION AGREEMENT IN RESPECT OF PLAN OF SUBDIVISION – 4784-4798 BANK STREET – INTERSECTION MODIFICATIONS</p> |
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COMMITTEE RECOMMENDATIONS

That Council:

- 1. approve that authority be granted to the Director of Planning Services to finalize and execute a roadway modification agreement with 1534524 ONTARIO INC. and FINDLAY CREEK PROPERTIES (SOUTH) LTD. to provide for the reimbursement of the lesser of \$950,000 inclusive of HST and the actual cost of construction; said reimbursement will occur the later of 2019 and completion of the warranty period for the works;**
- 2. suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 11 October 2017.**

CARRIED

TRANSPORTATION COMMITTEE REPORT 27

14. 2018 MUNICIPAL VEHICLE AND EQUIPMENT PLAN AND FLEET SERVICES REPORT

REPORT RECOMMENDATIONS

That Council:

1. **Receive the 2018 Municipal Vehicle and Equipment Capital Plan as described in this report;**
2. **Approve the following funding from the Corporate Fleet Reserves in 2017:**
 - a. **advance funding of up to \$6M of the 2018 Plan in Recommendation 1 to permit the early procurement in 2017 of equipment used in winter and spring operations; and**
 - b. **one-time funding of up to \$120,000 to conduct a trial and implementation of broadband back-up alarms on snow clearing vehicles and equipment during the 2017 / 2018 winter season.**
3. **Approve a modification to the 2015–2018 City Strategic Plan to adjust the Strategic Initiative Performance Measure 20-A to align to the Air Quality and Climate Change Management Plan (AQCCMP) and report on the basis of greenhouse gas emissions targets, as described in this report.**

CARRIED

15. ALL WAY STOP CONTROL AT THE INTERSECTION OF
LONGLeAF DRIVE AND SHAKEWOOD STREET/MONTCLAIR
AVENUE

COMMITTEE RECOMMENDATION

That Council approve the installation of an all-way stop control at the intersection of Longleaf Drive and Shakewood Street/Montclair Avenue.

CARRIED

BULK CONSENT AGENDA

AGRICULTURE AND RURAL AFFAIRS COMMITTEE REPORT 28

- A. ZONING BY-LAW AMENDMENT - PART OF 3179 DUNROBIN
ROAD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 3179 Dunrobin Road, for the purposes of rezoning a portion of the lands from Agricultural (AG1) to Agricultural Subzone 6 (AG6), to prohibit residential uses on the retained farmland, as detailed in Document 2.

CARRIED

B. ZONING BY-LAW AMENDMENT – PART OF 1156 JINKINSON ROAD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 1156 Jinkinson Road, also known as Henderson Quarry II, to permit Mineral Extraction uses and recognize additional area to be added to the Huntley Provincially Significant Wetland boundary as detailed in Document 2.

CARRIED

C. MUNICIPAL BOUNDARY ROADS AGREEMENTS

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve in accordance with the provisions of the Municipal Act, the City enter into the Boundary Roads Agreement attached as Document 1 with boundary municipalities as described in this report;**
- 2. Delegate to the General Manager of the Planning, Infrastructure and Economic Development Department, with the concurrence of the General Manager of the Public Works and Environmental Services Department, the authority to finalize and execute the Boundary Roads Agreement, as well as the authority to make minor revisions to the Boundary Roads Agreement; and**
- 3. Approve the Boundary Roads By-law, in the form as set out in this report and attached as Document 2, and authorize the City Clerk and Solicitor, in consultation with the General Manager of the Planning, Infrastructure and Economic**

Development, to forward the Boundary Roads By-law for each boundary municipality to Council for enactment as required.

CARRIED

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE REPORT 28

D. APPOINTMENT TO THE BANK STREET BUSINESS
IMPROVEMENT AREA

COMMITTEE RECOMMENDATION

That Council approve the appointment of Justin Lemieux to the Bank Street Business Improvement Area Board of Management for the term expiring November 30, 2018.

CARRIED

E. TAX EXEMPTION FOR LAND USED AND OCCUPIED BY
VETERANS FOR MEMORIAL HOME, CLUBHOUSE OR ATHLETIC
GROUNDS

COMMITTEE RECOMMENDATION

That Council approve the enactment of a by-law in the form attached as Document 2 to exempt certain veterans organizations from all municipal property taxes including the education portion of such taxes for a period of ten years commencing in the 2018 taxation year.

CARRIED

<p>F. BELLS CORNERS COMMUNITY IMPROVEMENT PLAN APPLICATION - 300 MOODIE DRIVE</p>

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the Bells Corners Community Improvement Grant Program Application submitted by Colonnade Development Incorporated, owner of the property at 300 Moodie Drive, for a Community Improvement Plan Grant not to exceed \$2,320,420 over a maximum period of 10 years, subject to the establishment of, and in accordance with the terms and conditions of a Community Improvement Grant Agreement; and**
- 2. Delegate authority to the General Manager, Planning, Infrastructure and Economic Development, to finalize and execute a Bells Corners Community Improvement Plan Grant Agreement with Colonnade Development Incorporated, establishing the terms and conditions governing the payment of a Community Improvement Grant for the redevelopment of 300 Moodie Drive, to the satisfaction of the City Manager, the City Clerk and Solicitor and the City Treasurer.**

CARRIED

<p>G. BELLS CORNERS COMMUNITY IMPROVEMENT PLAN APPLICATION – 2015 ROBERTSON ROAD</p>
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COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the Bells Corners Community Improvement Grant Program Application submitted by 2015-2017 RR LTD. carrying on business as First Bay Properties Inc. owner of the property at 2015 Robertson Road for a Community Improvement Plan Grant not to exceed \$178,000 over a maximum period of 10 years, subject to the establishment of, and in accordance with the terms and conditions of a Community Improvement Grant Agreement; and**
- 2. Delegate authority to the General Manager, Planning, Infrastructure and Economic Development, to finalize and execute a Bells Corners Community Improvement Plan Grant Agreement with First Bay Properties Inc. establishing the terms and conditions governing the payment of a Community Improvement Grant for the redevelopment of 2015 Robertson Road, to the satisfaction of the City Manager, the City Clerk and Solicitor and the City Treasurer.**

CARRIED

PLANNING COMMITTEE REPORT 51A

H. APPLICATION TO ALTER 227 MACKAY STREET, A PROPERTY LOCATED IN THE NEW EDINBURGH HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

COMMITTEE RECOMMENDATIONS

That Council:

1. **approve the application to demolish the rear additions to 227 MacKay Street, temporarily remove the original section of the building from its foundations and to build new foundations and replace the building in its original location on the new foundations, according to the plans submitted on August 23, 2017;**
2. **approve the application to alter the building at 227 MacKay Street according to plans submitted by Derek Crain, architect, received on July 31, 2017;**
3. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
4. **issue the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 29, 2017.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

CARRIED

- I. ZONING BY-LAW AMENDMENT – PARTS OF 980 EARL ARMSTRONG ROAD, 4619, 4623 AND 4721 SPRATT ROAD AND AN UNADDRESSED PARCEL TO THE SOUTH

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law No. 2008-250 for Parts of 980 Earl Armstrong, 4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the south, shown in Document 1, to permit the development of approximately 316 single detached units, 177 townhome units, a future school development, two parks, five multi-use pathways, and to accommodate the Thomas Gamble Municipal Drain, as detailed in Document 2.

CARRIED

- J. ZONING BY-LAW AMENDMENT – 3490 INNES ROAD

COMMITTEE RECOMMENDATIONS

That Council approve:

- 1. amendments to Zoning By-law No. 2008-250 for 3490 Innes Road to permit a residential subdivision consisting of 326 single detached dwellings, 131 townhouse units, parks and open space blocks, and land reserved for future development, as detailed in Document 2;**
- 2. that the implementing Zoning By-law not proceed to City Council until such time that the companion application for Plan of Subdivision approval (File No. D07-16-16-0022) receives draft approval and all opportunities for appeal have been exhausted.**

CARRIED

K. FRONT ENDING REPORT – DESIGN AND CONSTRUCTION OF
CAMPEAU DRIVE EXTENSION (PALLADIUM TO DIDSBURY)

COMMITTEE RECOMMENDATIONS

That Council:

1. **delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into Front-Ending Agreements with the following developers for design and construction of the Campeau Drive Extension from Didsbury Drive to Huntmar Drive, including associated stormwater infrastructure to accommodate the Campeau Drive road drainage, as outlined in this report and in Document 1, to a total upset limit of \$5,695,114 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 4 and 5 and with the final form and content being to the satisfaction of the City Clerk and Solicitor, and distributed as follows;**
 - a. **Taggart Commercial Properties Ltd. for design and construction of approximately 280 metres of two lanes of the Campeau Drive Extension from Didsbury Drive to the Carp River to an upset limit of \$1,345,040 plus applicable taxes;**
 - b. **Minto Properties Inc. for design and construction of approximately 260 metres of two lanes of the Campeau Drive Extension from Huntmar Drive to Country Glen Drive to an upset limit of \$1,501,592 plus applicable taxes; and**
 - c. **RioCan Holdings (TJV) Inc. and 1633272 Alberta ULC. for design and construction of 640 metres of road including the roundabout at Campeau Drive and Huntmar Drive to an upset limit of \$2,848,482 plus applicable taxes.**

- 2. delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into Front-Ending Agreements with the following developers for design and construction of the Palladium to Campeau Drive Widening and Realignment from Palladium to Huntmar Drive, and including associated stormwater infrastructure to accommodate the Palladium/Campeau Drive road drainage, as outlined in this report and in Document 1, to an upset limit of \$2,872,000 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 4 and 5 and with the final form and content being to the satisfaction of the City Clerk and Solicitor, and distributed as follows;**

 - a. West Ottawa Land Holdings and West Ottawa Land Holdings 2 for design and construction of approximately 1,180 metres of the Palladium to Campeau Drive Widening and Realignment from Palladium to Huntmar Drive, including a roundabout on Palladium Drive to an upset limit of \$2,329,973 plus applicable taxes; and**
 - b. RioCan Holdings (TJV) Inc. and 1633272 Alberta ULC. for design and construction of approximately 500 metres of the Palladium to Campeau Drive Widening and Realignment to an upset limit of \$542,027 plus applicable taxes.**
- 3. delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into a Front-Ending Agreement with RioCan Holdings (TJV) Inc. and 1633272 Alberta ULC for design and construction of approximately 275 metres of Huntmar Drive Widening from Campeau to north of Highway 417, and including associated stormwater infrastructure to accommodate the Campeau Drive road drainage, as outlined in this report and in Document 1, to an upset limit of \$983,614 plus applicable taxes and indexing, in**

accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 4 and 5 and with the final form and content being to the satisfaction of the City Clerk and Solicitor; and

- 4. authorize the financial disbursement to reimburse the design and construction costs incurred by the above pursuant to the execution of the Front-Ending Agreement(s).**

CARRIED

CITY CLERK AND SOLICITOR

<p>L. SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 'EXPLANATION REQUIREMENTS' AT THE CITY COUNCIL MEETING OF SEPTEMBER 27, 2017</p>
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REPORT RECOMMENDATION

That City Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of September 27, 2017 that are subject to the 'Explanation Requirements' of Bill 73, the *Smart Growth for Our Communities Act, 2015*, as described in this report and attached as Documents 1 and 2.

CARRIED

MOTION TO ADOPT REPORTS

MOTION NO. 58/4

Moved by Councillor M. Qaqish
Seconded by Councillor M. Taylor

That Item 5 of Planning Committee Report 50A, Agriculture and Rural Affairs Committee Report 28; Finance and Economic Development Committee Report 28; Planning Committee Report 51A and 52; Transportation Committee Report 27 and the report from the City Clerk and Solicitor's Office entitled "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of September 27, 2017", be received and adopted as amended.

CARRIED

MOTIONS REQUIRING SUSPENSION OF THE RULES OF PROCEDURE

MOTION NO. 58/5

Moved by Councillor E. El-Chantiry
Seconded by Councillor M. Taylor

That the Rules of Procedure be suspended to permit the introduction of the following motion so that the Deep Roots Food Hub (DRFH) can meet their fall construction timeline.

WHEREAS DRFH, a federal not-for-profit corporation, with the support of the National Capital Commission (NCC) is proposing to construct a proof of concept for a modern, geothermal community root cellar at 230 Davidson's Side Road in Ward 7, within the NCC Greenbelt; and

WHEREAS Councillor El-Chantiry and staff have been working with DRFH to find a suitable location for the cellar, which is intended to enhance food security for West Carleton residents by providing low cost, year-round storage to small-scale farmers; and

WHEREAS DRFH has received several grants in support of constructing the cellar including \$123,000 from the Ottawa Community Foundation and \$48,500 from the

Greenbelt Fund, but requires an additional \$25,000 to complete the project; and

WHEREAS DRFH has been working closely with other community organizations including the Ottawa Community Foundation, Centretown Community Health Centre, EnviroCentre, the Good Food Box, Ottawa Public Health, Two Rivers Food Hub, Carp Ridge EcoWellness Centre, Beetbox Co-Operative Farms, Ltd., and West Carleton Family Health Team; and

WHEREAS DRFH has hosted 11 food-related workshops to over 250 attendees and, so far, has received in-kind contributions valued at more than \$33,000; and

WHEREAS the Rural Affairs Office aims to support local initiatives that demonstrate benefits to rural residents and Ottawa's farming community; and

WHEREAS the proposed 38 square metre cellar, which will store up to 40,000 pounds of food will serve as an important pilot opportunity to validate new technologies that enhance local food access and security in Ottawa;

THEREFORE BE IT RESOLVED that Council approve a one-time contribution of \$25,000 in support of the root cellar project; to be funded from within the Rural Affairs Office budget.

CARRIED

NOTICES OF MOTION (FOR CONSIDERATION AT SUBSEQUENT MEETING)

MOTION

Moved by Councillor R. Brockinton

Seconded by Councillor M. Qaqish

WHEREAS according to the most recent data from Statistics Canada, Ottawa is home to approximately 9,000 residents of Lebanese heritage; and,

WHEREAS, Ottawa's Lebanese population have contributed significantly to the City's cultural, religious, economic and political landscape; and,

WHEREAS, the provincial legislature is currently debating Bill 60, an Act to proclaim the month of November *Lebanese Heritage Month*; and,

WHEREAS, notice has been provided in the Parliament of Canada requesting debate on Motion 115, to declare November *Lebanese Heritage Month*;

**THEREFORE BE IT RESOLVED that the month of November be declared
Lebanese Heritage Month in the City of Ottawa.**

MOTION TO INTRODUCE BY-LAWS

MOTION NO. 58/6

Moved by Councillor M. Qaqish
Seconded by Councillor M. Taylor

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

CARRIED

BY-LAWS

THREE READINGS

- 2017-314. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (chemin Trim Road).
- 2017-315. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume it for public use (promenade Gerry Lalonde Drive).
- 2017-316. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume it for public use (promenade Robert Taite Drive).
- 2017-317. 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.
- 2017-318. A by-law of the City of Ottawa to provide an exemption from taxation for veterans' organizations within the City of Ottawa.
- 2017-319. A by-law of the City of Ottawa to designate certain lands at croissant Beckett Crescent on Plan 4M-1589 as being exempt from Part Lot Control.

- 2017-320. A by-law of the City of Ottawa to amend By-law No. 2014-256 of the City of Ottawa entitled A by-law of the City of Ottawa designating the area within the territorial limits of the City of Ottawa as an area of site plan control.
- 2017-321. A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa with regards to coach houses on private services in the rural areas of the City of Ottawa.
- 2017-322. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning for Coach Houses in the rural areas of the City of Ottawa.
- 2017-323. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of part the lands known municipally as 3179 Dunrobin Road.
- 2017-324. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of the lands known municipally as 5721, 5731 and 5741 Manotick Main Street.
- 2017-325. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of part the lands known municipally as 1867 Alta Vista Drive.
- 2017-326. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of parts of the lands known municipally as 980 Earl Armstrong, 4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the south.
- 2017-327. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of the lands known municipally as 2499 and 2500 Palladium Drive and 675 Autopark Private.
- 2017-328. A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of part the lands known municipally as 1156 Jinkinson Road.
- 2017-329. A by-law of the City of Ottawa to amend By-law No. 2003-499 respecting fire routes.

CARRIED

CONFIRMATION BY-LAW

MOTION NO. 58/7

Moved by Councillor M. Qaqish
Seconded by Councillor M. Taylor

That the following by-law be read and passed:

By-Law No. 2017-330 to confirm the proceedings of the Council meeting of October 11, 2017.

CARRIED

INQUIRIES

Councillor K. Egli (OCC 11-17)

Some landlords have recently introduced a new policy regarding parking. In particular, they have begun charging for the use of visitor parking spots. This change has led to a number of complaints in my office as well as others I am sure. City staff has thus far indicated that the City has no say in regulating this sort of change. However, it has recently come to my attention that other cities, such as Toronto, have passed a bylaw to deal with this sort of situation.

I would like staff to review the Toronto experience and any other relevant examples they can find in Ontario and report back to Council as to what options there may be going forward to address the situation.

In particular, I would like to understand the rationale behind why Toronto believes it has the authority to be involved in the regulation of this type of parking change.

ADJOURNMENT

Council adjourned the meeting at 10:31 a.m.

CITY CLERK

MAYOR