



**OTTAWA CITY COUNCIL
MINUTES 59**

**Wednesday, September 8, 2021
10:00 am**

Andrew Haydon Hall, 110 Laurier Avenue W.

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*

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

The Council of the City of Ottawa met on Wednesday, September 8, 2021, beginning at 10:00 AM. The Mayor, Jim Watson, presided over the Zoom meeting from Andrew S. Haydon Hall, with the remaining Members participating remotely by Zoom.

The Mayor, Jim Watson, presided and led Council in a moment of reflection, acknowledged the upcoming National Day for Truth and Reconciliation on September 30th, and invited Members of Council, City staff and residents to reflect on the many lives lost and to honour First Nations, Métis and Inuit families who have shared their stories as residential school survivors.

ANNOUNCEMENTS AND CEREMONIAL ACTIVITIES

Mayor Watson advised Council that on September 1, 2021, he had proclaimed the month of September as Childhood Cancer Awareness month in the City of Ottawa, and presented the proclamation to Candlelighters, a local, not-for-profit organization that

provides programs and services to young cancer patients, and their families, receiving treatment in the National Capital Region. The Mayor also noted that the Childhood Cancer Awareness flag would be flown for the month of September.

ROLL CALL

All Members were present at the meeting.

CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Council meeting of 21 July 2021

CONFIRMED

DECLARATIONS OF INTEREST INCLUDING THOSE ORIGINALLY ARISING FROM PRIOR MEETINGS

Point of Personal Privilege

Councillor J. Sudds rose on a point of personal privilege with regards to her candidacy in the upcoming 2021 Federal Election. She wanted to clarify and put on the record that she had requested an unpaid “leave of absence” at the beginning of the Federal Election campaign and had consulted with the City Clerk and Integrity Commissioner at the outset to ensure she was abiding by all City policies throughout the election. She further noted that, as a Member of Council, she continued to work on behalf of Kanata North residents, including participating in City Council meetings.

COMMUNICATIONS

Association of Municipalities of Ontario (AMO):

The following communications were received.

- AMO Policy Update – Municipal Recognition of September 30th as National Day for Truth and Reconciliation, and New Municipal Resource Materials

- AMO Policy Update – MTO Regulatory Amendments, Changes to *Municipal Act, 2001* and Rowan’s Law Timing
- AMO Policy Update – Proof of Vaccination Certificates

Response to Inquiries:

The following communications were received.

- OCC 21-08 - Recruitment process for the Transit General Manager
- OCC 21-06 - Telecom Work on City Right-of-way and Private Property

Other Communications Received:

The following communications were received.

- Electronic petition submission received and on file with the City Clerk containing the names of 74 individuals seeking a stop to heavy truck traffic on Sunnyside Avenue.
- Electronic petition submission received and on file with the City Clerk containing the names of 241 individuals requesting actions to help stabilize Dundonald Park and to make it a safe and welcoming space.

REGRETS

No regrets were filed.

MOTION TO INTRODUCE REPORTS

MOTION NO 59/1

Moved by Councillor M. Fleury

Seconded by Councillor T. Kavanagh

That Agriculture and Rural Affairs Committee Report 24; Built Heritage Sub-Committee Report 23; Planning Committee Report 47; Transportation Committee Report 21 and the report from the City Clerk entitled “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of July 21, 2021” be received and considered.

That the Rules of Procedure be suspended to receive and consider Finance and Economic Development Committee Report 28 due to the time sensitivity of the items contained in this report.

CARRIED

COMMITTEE REPORTS

AGRICULTURE AND RURAL AFFAIRS COMMITTEE REPORT 24

- | |
|---|
| 1. ZONING BY-LAW AMENDMENT – 5254 BANK STREET |
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COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 for 5254 Bank Street, for the purposes of rezoning the land from Rural Countryside Subzone 2 (RU2) to Rural General Industrial Subzone 3, Exception XX (RG3 [XXr]), with provisions as per the revised Details of Recommended Zoning below:

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5254 Bank Street:

1. Rezone the lands as shown in Document 1.
2. Add a new exception to Section 240 – Rural Exceptions with provisions similar in effect to the following:

I – Exception Number	II Applicable Zones	III – Exception Provisions - Additional Land Uses Permitted	IV – Exception Provisions - Land Uses Prohibited	V – Exception Provisions - Provisions
XXr	RG3[xxr]- h		All uses until the hold is removed, except: <ul style="list-style-type: none"> • Parking lot • Storage yard 	Minimum lot area: 1,700 sq. m Minimum lot width: 22 m Despite the provisions of the underlying zone, all uses and development, including the construction of buildings and structures, are prohibited until the holding symbol is removed The holding symbol can be removed only after the following have been submitted and approved by the

				<p>General Manager of Planning, Infrastructure and Economic Development:</p> <ul style="list-style-type: none">• Site Plan Control application demonstrating that the wastewater generated from the proposed use can suitably treated on site with a permissible wastewater servicing option• Phase II ESA• Stormwater Management Report• Transportation Impact Assessment• Aggregate Resource Impact Assessment
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CARRIED

2. CRANBERRY CREEK MUNICIPAL DRAIN – APPOINTMENT OF ENGINEER

COMMITTEE RECOMMENDATION

That Council appoint Mr. Andy Robinson, P. Eng. of Robinson Consultants Inc. as the Engineer of record to prepare a report under Section 76(1) of the *Drainage Act* to revise the assessment schedule of the Cranberry Creek Municipal Drain Engineer's Report (1969) prepared by Graham, Berman and Associates Ltd. in response to the decision of the Agriculture, Food and Rural Affairs Appeal Tribunal regarding Cranberry Creek Municipal Drain dated 30 June 2020.

CARRIED

3. EXCEPTION TO OFFICE EXPENSE TO SAFER ROADS OTTAWA

COMMITTEE RECOMMENDATION

That Council approve an exception to Section 5.1 of the Council Expense Policy to allow for the allocation from the Ward 21 Office Budget to the Safer Roads Ottawa Program to support the installation and maintenance of a bike repair station at 692 Coffee & Bar located at 5546 Manotick Main Street.

CARRIED

BUILT HERITAGE SUB-COMMITTEE REPORT 23

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| <p>4. APPLICATION TO ALTER 207 CLEMOW AVENUE, A PROPERTY DESIGNATED UNDER PART V OF THE <i>ONTARIO HERITAGE ACT</i></p> |
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COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council:

- 1. Approve the application to alter the property at 207 Clemow Avenue including to lift and shift the house forward, according to plans prepared by Hobin Architects Incorporated, dated June 2021, and attached as Documents 5 and 7, conditional upon:**
 - b. The applicant continuing to work with their heritage consultant to provide a protection plan for Heritage staff's approval prior to the issuance of a building permit; the plan should identify any necessary protection/ conservation treatment measures to be implemented prior to and/or after the lifting process;**
 - c. The applicant revising the design of the windows on the front façade to replicate the divisions of the existing front windows to the satisfaction of heritage staff;**
 - d. Retention of the existing trees in the front yard, as shown on the Landscape Plan, attached as Document 10 and submission of a Tree Information Report outlining any identified tree protection measures to be implemented for Heritage and Forestry staff's approval to prior to the issuance of a building permit; and**
 - e. The applicant providing documentary photos of the existing building as well as final exterior material**

samples to Heritage staff's satisfaction, prior to the issuance of a building permit;

- 2.. Delegate Authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and**
- 3. Approve the heritage permit with a two-year expiry date from the issuance, unless otherwise extended by Council.**

CARRIED

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE
REPORT 28

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| 5. NATIONAL DAY FOR TRUTH AND RECONCILIATION -
SEPTEMBER 30 (BEGINNING 2021) |
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COMMITTEE RECOMMENDATION

That City Council observe the National Day for Truth and Reconciliation and direct the City Manager to adjust the City's service offerings as described in this report.

CARRIED

PLANNING COMMITTEE REPORT 47

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| 6. 2021 AFFORDABLE HOUSING CAPITAL STRATEGY |
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COMMITTEE RECOMMENDATION

That Council approve:

- 1. That the \$15,000,000 in City capital funds approved by**

Council in the 2021 City Budget be allocated by the Director, Housing Services to support the creation of new affordable housing through conditional capital contributions, contributions in lieu of building permit and school board fees, non-exempt planning fees and accessibility grants, and to provide a project contingency fund, subject to the conditional contributions being included in a contribution agreement between the City and each housing provider, and that of the \$15,000,000,

- a. **\$5,877,549 has been allocated based on the authority granted through a Council Motion on November 25, 2020, in support of four Rapid Housing Initiative (RHI) projects and two Social Services Relief Fund (SSRF2) projects;**
 - b. **Up to \$5,000,000 be allocated by way of a Request for Proposals for the development of affordable housing at 2040 Arrowsmith Drive, with the requirement that the successful proponent construct, at its cost, a new space for the Gloucester Food Cupboard as an integral part of the development;**
 - c. **Up to \$4,000,000 be allocated for the development of affordable housing under the federal Rapid Housing Initiative; and**
 - d. **Any remaining funds form part of a project contingency budget further described in Recommendation 3.**
- 2. That the Director, Housing Services be delegated the authority to allocate the Year 3 Ontario Priorities Housing Initiative funding (OPHI Rental Housing Component 2021-2022), and that of the available \$4,691,904;**
- a. **up to \$750,000 be allocated by way of a Request for Proposals for a Black-led family housing pilot project;**
 - b. **\$2,700,000 to be allocated to Centretown Citizens**

- Ottawa Corporation for their affordable housing project at 147 and 159 Forward in order to add 18 additional units to the project;**
- c. That \$1,000,000 be allocated through Ontario Renovates to support the Housing Blitz as detailed in this report; and**
 - d. That any remaining or unallocated funds be used to support the Ontario Renovates Program.**
- 3. That the Director, Housing Services be delegated authority to allocate a \$2,036,000 contingency budget, which is made up of the \$2,036,000 short-term loan repayment by the Catholic Centre for Immigrants for the Welcome House affordable housing project, on an as-needed basis to affordable housing projects that are currently underway and at risk due to price escalation of materials and labour and that of these funds:**
- a. Up to \$750,000 be allocated to Shepherds of Good Hope at 765 Montreal Road for additional site related construction costs;**
 - b. Up to \$1,240,000 be allocated to John Howard Society at 289 Carling Avenue to offset unforeseen cost overruns; and**
 - c. The remaining contingency funds be allocated to other affordable housing projects currently underway, on an as needed basis.**
- 4. That the Director, Housing Services, be delegated authority to reallocate \$7,000,000 from 2020 capital funds from Ottawa Community Housing's (OCHC) Phase 1 Gladstone Village project to OCHC's 715 Mikinak Road project, as detailed in this report;**
- 5. That the Director, Housing Services, be delegated authority to allocate \$166,000 from unspent 2019/2020 pre-development funding to Nepean Housing for their Dunbar**

Court redevelopment project;

6. **That the Director, Housing Services, be delegated authority to allocate up to \$300,000 from the unspent 2019/2020 pre-development funding, following an RFP, to support pre-development work for Indigenous housing projects;**
7. **That a Request for Proposals be issued in 2021 to seek housing providers who will partner with the City to advance design and funding plans for the provision of family-oriented affordable housing at the City's 1770 Heatherington Road property; and**
8. **That staff report back to Council in Q4, 2021 to detail the RHI Round 2 projects and funding requirements, and to seek approval of the balance of the 2022 Capital budget.**

CARRIED

<p>7. OFFICIAL PLAN AMENDMENT - 2848, 2851, 2881, 2898 BAYCREST DRIVE, 2820, 2831 CEDARWOOD DRIVE AND 2816 SANDALWOOD DRIVE</p>

COMMITTEE RECOMMENDATIONS

1. **That Council approve:**
 - a. **an amendment to the Official Plan to create new Site Specific Policy in Volume 2b for the Heron Gate area as detailed in Document 2;**
 - b. **the changes as shown in Document 2 be carried forward for consideration in the new Official Plan, to be considered by the Joint Committee of Agriculture and Rural Affairs and Planning Committee and Council later this year;**
 - c. **that the implementing amendment to the Official Plan/new Official Plan shall not proceed to Council**

until such time as the Memorandum of Understanding is executed;

2. That Council delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department to enter into a Front-Ending Agreement for the works related to the Sandalwood Park improvement to be partially front-ended by Hazelview at an upset limit of \$350,000 (including applicable H.S.T.) with reimbursement through Development Charge credits to occur upon the time when net new units having paid the urban parks component of the overall rate.

MOTION NO 59/2

Moved by Councillor C. Kitts
Seconded by Councillor J. Cloutier

WHEREAS buildings first occupied for residential purposes after November 15, 1998 are not subject to rent increases being limited by the guideline issued under the *Residential Tenancies Act*; and

WHEREAS the proposed Memorandum of Understanding with Hazelview provides for the designation of 510 new units for 15 years to have rents that are limited in accordance with the definition of Secured Affordable New set forth in the Memorandum of Understanding; and

WHEREAS Hazelview has indicated its agreement that the tenants residing in the designated units at the end of the 15 year period should continue to have the benefit of limitations on rent increases until the termination of such tenancy;

THEREFORE BE IT RESOLVED that Council concur in a clarification to the Memorandum of Understanding to include the following two additional provisions:

- a) 4(3) Subsequent to the end of the 15 year period in subclause 4(2) above, no sublet, assignment, transfer, or other change whatsoever in tenant(s) of record on the tenancy will be recognized and that the tenant understands, accepts, and undertakes that any occupant or other person deemed a

tenant by statute or otherwise will not have right of tenure to the tenancy in place of the tenant(s) of record.

- b) 4(4) At the end of the 15 year period during which this suite is designated a Secure Affordable New housing suite, on SUITE SPECIFIC DATE, and continuing until this tenancy is terminated, prevailing rent controls will govern annual rent increases but no “new construction” exception from rent controls will apply. For greater clarity, annual rent increase guideline limits will apply to rent increases regardless of the age of the property.**

CARRIED on a division of 22 YEAS and 2 NAYS, as follows:

YEAS (22): Councillors T. Tierney, M. Luloff, G. Gower, T. Kavanagh, G. Darouze, A. Hubley, M. Fleury, C.A. Meehan, J. Cloutier, S. Moffatt, S. Menard, E. El-Chantiry, R. Brockington, R. Chiarelli, J. Sudds, K. Egli, C. Kitts, D. Deans, J. Leiper, J. Harder, L. Dudas and Mayor J. Watson

NAYS (2): Councillors R. King, C. McKenney

MOTION NO 59/3

Moved by Councillor S. Menard
Seconded by Councillor C McKenney

WHEREAS staff recommend approval of an Official Plan Amendment for 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive and 2816 Sandalwood Drive to create Site Specific Policy in Volume 2b for the Heron Gate area;

WHEREAS Planning Committee heard delegations, especially large families, speak to their experience living in townhomes and their concern that the space equivalence of a three-bedroom townhome with their basement, dens, closets and yards, cannot be accommodated in a high-rise apartment typology; and

WHEREAS it is desirable to ensure large families are not only left with the same number of bedrooms, but also with enough space to accommodate all household members within the new unit;

THEREFORE BE IT RESOLVED that Council direct staff to further engage with the applicant, Herongate tenant leadership including ACORN, and the Ward Councillor to continue discussions with respect to securing housing replacement for existing tenants in a similar unit and typology as to what the tenants have currently; and that these discussions cause no delay from advancing with the current Memorandum of Understanding and related current planning approvals but that any agreed upon changes be brought forward at the time of future rezoning's and site plan.

LOST on a division of 7 YEAS and 17 NAYS, as follows:

YEAS (7): Councillors T. Kavanagh, M. Fleury, R. King, S. Menard,
C. McKenney, D. Deans, J. Leiper

NAYS (17): Councillors T. Tierney, M. Luloff, G. Gower, G. Darouze, A. Hubley,
C.A. Meehan, J. Cloutier, S. Moffatt, E. El-Chantiry, R. Brockington,
R. Chiarelli, J. Sudds, K. Egli, C. Kitts, J. Harder, L. Dudas and Mayor
J. Watson

MOTION NO 59/4

Moved by Councillor S. Menard
Seconded by Councillor C McKenney

WHEREAS staff recommend approval of an Official Plan Amendment for 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive and 2816 Sandalwood Drive to create Site Specific Policy in Volume 2b for the Heron Gate area;

WHEREAS the Official Plan defines affordable housing as "Housing, either ownership or rental, for which a low- or moderate-income household pays no more than 30 per cent of its gross annual income;" but does not differentiate by unit type or size;

WHEREAS the City's Municipal Housing Capital Facilities By-law uses Average Market Rent as determined by Canada Mortgage Housing Corporation as a benchmark for affordable housing;

WHEREAS staff have suggested an alternative approach to determine the maximum rents by unit type by using the Average Market Rent and Household Income Deciles for the City of Ottawa;

WHEREAS there is concern that the proposed rent levels will not meet the affordability requirements for current and former households living in the area; and

WHEREAS further exploration of alternative approaches is warranted to better determine appropriate rent levels for ensuring affordability needs are met;

THEREFORE BE IT RESOLVED that Council direct City staff to review the methodology for affordable rent calculation at the neighbourhood or Ward level, should data be available, for measuring neighbourhood affordability rather than the City-wide affordability level; and

FURTHER BE IT RESOLVED that Council direct Housing and Planning Services staff to work with the applicant to determine how proposed rents could be made more affordable and report back to Planning Committee and Council in Q1 2022 inclusive of the consideration of amending the Memorandum of Understanding.

LOST on a division of 10 YEAS and 14 NAYS, as follows:

YEAS (10): Councillors T. Kavanagh, M. Fleury, C.A. Meehan, R. King, S. Menard, C. McKenney, R. Brockington, K. Egli, D. Deans, J. Leiper

NAYS (14): Councillors T. Tierney, M. Luloff, G. Gower, G. Darouze, A. Hubley, J. Cloutier, S. Moffatt, E. El-Chantiry, R. Chiarelli, J. Sudds, C. Kitts, J. Harder, L. Dudas and Mayor J. Watson

MOTION NO 59/5

Moved by Councillor S. Menard

Seconded by Councillor C. McKenney

WHEREAS staff recommend approval of an Official Plan Amendment for 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive and 2816 Sandalwood Drive to create Site Specific Policy in Volume 2b for the Heron Gate area; and

WHEREAS the allotment of approximately 16% affordable housing units is

insufficient from the community's perspective in meeting the City's affordable housing goals; and

WHEREAS the designated 'affordable housing' to be built is actually more expensive than the existing market housing in Herongate;

THEREFORE IT BE RESOLVED that Council direct staff to further engage with local residents, community groups, Heron Gate tenant representatives, the applicant and the Ward Councillor with respect to increasing the percentage of affordable housing made available within the development through any upcoming zoning and site plan agreement processes.

LOST on a division of 8 YEAS and 16 NAYS, as follows:

YEAS (8): Councillors T. Kavanagh, M. Fleury, R. King, S. Menard,
C. McKenney, R. Brockington, D. Deans, J. Leiper

NAYS (16): Councillors T. Tierney, M. Luloff, G. Gower, G. Darouze, A. Hubley,
C.A. Meehan, J. Cloutier, S. Moffatt, E. El-Chantiry, R. Chiarelli,
J. Sudds, K. Egli, C. Kitts, J. Harder, L. Dudas and Mayor J. Watson

MOTION NO 59/6

Moved by Councillor R. Brockington

Seconded by Councillor J. Cloutier

WHEREAS the final outcomes of the first ever Social Contract as part of a Memorandum of Understanding (MOU) was negotiated between the City of Ottawa and Hazelview, as per the redevelopment plan of the Herongate community,

WHEREAS the MOU is a binding agreement between the City and the developer of the site to establish clear commitments, including the provision of affordable housing; and

WHEREAS it is in the interest of the City to continuously improve processes, including the negotiations of Memoranda of Understanding with developers.

THEREFORE IT BE RESOLVED that Council direct staff to review the Herongate development Memorandum of Understanding and report back to Council no later than Q2 – 2022 with respect to best practices, lessons learned, and the challenges negotiating the respective MOU.

CARRIED

MOTION NO 59/7

Moved by Councillor R. Brockington
Seconded by Councillor J. Cloutier

BE RESOLVED that Council formally request Hazelview engage with previous tenants, who have accepted move out compensation packages, to inform them of the number of affordable housing units within the development; and that if they qualify, that they are welcome to apply for an affordable housing unit within the respective development.

CARRIED

MOTION NO 59/8

Moved by Councillor T. Kavanagh
Seconded by Councillor J. Cloutier

BE IT RESOLVED that the Ward Councillor, in co-operation with the Heron Gate Steering Committee, the Ottawa District Labour Council and the Ottawa Community Benefits Network form a working group to establish a second Memorandum of Understanding that will focus on workforce development initiatives (including recruitment for trades training from BIPOC communities); social procurement and social enterprises.

CARRIED

The Committee recommendations as amended by Motion Nos. 59/2, 59/6, 59/7 and 59/8 were put to Council and CARRIED on a division of 18 YEAS and 6 NAYS, as follows:

- YEAS (18): Councillors T. Tierney, M. Luloff, G. Gower, T. Kavanagh, G. Darouze, A. Hubley, C.A. Meehan, J. Cloutier, S. Moffatt, E. El-Chantiry, R. Brockington, R. Chiarelli, J. Sudds, K. Egli, C. Kitts, J. Harder, L. Dudas and Mayor J. Watson
- NAYS (6): Councillors, M. Fleury, R. King, S. Menard, C. McKenney, D. Deans, J. Leiper

8. ZONING BY-LAW AMENDMENT – 1356 CLYDE AVENUE

COMMITTEE RECOMMENDATION AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 for 1356 Clyde Avenue to permit an 18 and 28 storey mixed use development, as detailed in Document 2, as amended by the following:

- **that Section 2(b)(v)(a) of Document 2, as found on page 19 of the report be amended, by deleting the section in its entirety and replacing the text with the following:**
 - a. **The Site Plan Agreement will contain a condition requiring 10 affordable housing units (five one-bedrooms, three two bedrooms and two three-bedroom units) for a commitment of 20 years which will be secured through an Affordable Housing Agreement and which shall be built as part of the first phase of construction.**

MOTION NO 59/9

Moved by Councillor G. Gower
Seconded Councillor S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0083 recommends approval of a Zoning By-law amendment for 1356 Clyde Avenue to permit an 18 and 28-storey mixed-use development; and

WHEREAS the details of recommended zoning were carried at Planning Committee on August 26, 2021;

AND WHEREAS inconsistencies between the report and Document 2 – Details of Recommended Zoning have been identified, specifically the omission of the lands to be rezoned from R5C H(36) to AM1[XXXX] SYYY-h;

THEREFORE BE IT RESOLVED that Document 2 – Details of Recommended Zoning be amended by replacing point 1 with the following text: “Rezone the

lands shown in document 1 from AM1 H(9) and R5C H(36) to AM1[XXXX] SYYY-h”; and

BE IT FURTHER RESOLVED THAT pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Committee Recommendations as amended by Motion No. 59/9 was CARRIED with Councillor R. Chiarelli dissenting.

9. ZONING BY-LAW AMENDMENT – 133 BOOTH STREET, 301 AND 324 LETT STREET
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COMMITTEE RECOMMENDATION

1. That Council approve an amendment to Zoning By-law 2008-250 for 133 Booth Street, 301 and 324 Lett Street to amend the holding symbol provisions between the various properties and add site-specific exceptions for the next phase of development, as detailed in Document 3.
2. That the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed.

CARRIED

10. ZONING BY-LAW AMENDMENT – 307 AND 309 LISGAR STREET

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 307 and 309 Lisgar Street to permit a 27 storey and a 25 storey residential tower, as detailed in Document 3 and revised

Document 4 (per Planning Committee Motion No PLC 2021-47/4); and

2. **that the implementing Zoning By-law Amendment does not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant.**

CARRIED

TRANSPORTATION COMMITTEE REPORT 21

11. MONTREAL-BLAIR ROAD TRANSIT PRIORITY CORRIDOR ENVIRONMENTAL ASSESSMENT STUDY - RECOMMENDATIONS
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COMMITTEE RECOMMENDATIONS

That Council:

1. **Approve the functional design for the Montreal-Blair Road Transit Priority Corridor Environmental Assessment Study, as described in this report; and,**
2. **Direct Transportation Planning staff to finalize the Environmental Study Report and proceed with its posting for the 30-day public review period in accordance with the Ontario Municipal Class Environmental Assessment process.**

CARRIED with Councillor M. Fleury dissenting.

12. CARGO POWER-ASSISTED BICYCLES (E-CARGO BIKE) PILOT PROJECT

COMMITTEE RECOMMENDATIONS

That City Council:

1. **Approve the Cargo Power-Assisted Bicycles (E-Cargo Bike) Pilot Project, as detailed in this report;**
2. **Approve the proposed E-cargo Bike By-law in the form attached as Document 1 and as outlined in this report;**
3. **Approve the proposed amendments to the Licensing By-law No. 2002-189, as amended, and the relevant Schedule to the by-law, as described in Document 2 and as outlined in this report; and**
4. **Direct staff to report back to Transportation Committee with an information report in 2024 outlining the results of the pilot project up to the end of 2023.**

CARRIED

BULK CONSENT AGENDA

AGRICULTURE AND RURAL AFFAIRS COMMITTEE REPORT 24

A. ZONING BY-LAW AMENDMENT – PART OF 1120 MANOTICK STATION ROAD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250

for part of 1120 Manotick Station Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Rural Residential Subzone 2, rural special exception xxxr (RR2 [xxxr]) and Open Space Zone, subzone C (O1C), as detailed in Document 2

CARRIED

PLANNING COMMITTEE REPORT 47

B. ZONING BY-LAW AMENDMENT – 3604 INNES ROAD (FILE ADDRESS 3610 INNES ROAD)

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 3604 Innes Road to permit a residential subdivision as detailed in Document 2.

CARRIED

C. ZONING BY-LAW AMENDMENT – 1869 MAPLE GROVE ROAD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 1869 Maple Grove Road to permit a residential subdivision as detailed in Document 2.

CARRIED

D. ZONING BY-LAW AMENDMENT – 397 AND 399 WINSTON AVENUE

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 397 and 399 Winston Avenue to permit a seven storey mixed-use building with at-grade commercial uses and residential dwelling units in the upper storeys, as detailed in Document 2.

CARRIED

E. ZONING BY-LAW AMENDMENT – PART OF 8466 JEANNE D'ARC BOULEVARD NORTH

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for Part of 8466 Jeanne d'Arc Boulevard North to permit a low-rise apartment building containing 112 dwelling units, as detailed in Document 2.

CARRIED

F. ZONING BY-LAW AMENDMENT – 622 RIVER ROAD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 622 River Road to permit an office use, as detailed in Document 2.

CARRIED

- G. ZONING BY-LAW AMENDMENT – 388 AND 400 ALBERT STREET,
156 AND 160 LYON STREET

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 388 and 400 Albert Street, 156 and 160 Lyon to add Hotel as an additionally permitted use, define parking rates, and permit car-sharing spaces, as detailed in Document 2.

CARRIED

- H. TREASURER'S REPORT ON 2020 GROWTH RELATED
REVENUES

COMMITTEE RECOMMENDATIONS

That Council:

- 1. receive this report for information;**
- 2. approve that all interest shall accrue and be compounded annually based on the applicable dates as outlined in Section 26.1 (deferred payment) and Section 26.2 (frozen payment amount) of the *Development Charges Act*, until the date all outstanding development charges are received by the City, and to be pro-rated on a 365-day calendar.**

CARRIED

TRANSPORTATION COMMITTEE REPORT 21

I. GATEWAY SPEED ZONES IN OLD OTTAWA EAST, THE GLEBE AND THE GLEBE ANNEX

COMMITTEE RECOMMENDATION

That Council approve that the speed limit be lowered to 30 km/h through the implementation of 30 km/h Gateway Speed Limit Signs within the following zones and corresponding boundaries:

- a) **Zone 1 (“Glebe Annex”): Between Bronson Avenue and Lebreton Street South, and between Carling Avenue and the 417 as indicated in Document 1;**
- b) **Zone 2 (“Glebe East”): Between Bank Street and Queen Elizabeth Drive, and between the Rideau Canal and the 417 as indicated in Document 2;**
- c) **Zone 3 (“Old Ottawa East—East”): Between Main Street and the Rideau River, and between the 417 and the Rideau River which is generally shown in Documents 3 & 4;**
- d) **Zone 4 (“Old Ottawa East—Northeast”): Between Main Street and Nicholas Street, and between the 417 and Colonel By Drive which is generally shown in Document 5;**
- e) **A speed limit of 30 km/h on Lees Avenue between Main Street and east of Chestnut Street to be included within the adjacent Gateway zone 3; and,**
- f) **A speed limit of 30 km/h on Greenfield Avenue between Main Street and Mann Avenue to be included within the adjacent Gateway zone 4.**

CARRIED

- J. ALL-WAY STOP CONTROLS FOR EVELYN AVENUE AND CHESTNUT STREET, & HARVARD AVENUE AND CHESLEY STREET

COMMITTEE RECOMMENDATIONS

That Council approve the installation of an all-way stop control at the following intersections:

- a) **Evelyn Avenue and Chestnut Street**
- b) **Harvard Avenue and Chesley Street**

CARRIED

- K. REDUCTION OF SPEED LIMIT ON MAIN STREET TO 40 KM/H

COMMITTEE RECOMMENDATION

That Council approve that the speed limit on Main Street from McIlraith Bridge to Colonel By Drive, be reduced to 40 km/h in both directions.

CARRIED

- L. SPEED REDUCTION FROM 50 KM/H TO 40 KM/H ON PAUL ANKA DRIVE BETWEEN HUNT CLUB ROAD AND MCCARTHY ROAD

COMMITTEE RECOMMENDATION

That Council approve that the speed limit be lowered from 50 km/h to 40 km/h on Paul Anka Drive between Hunt Club Road and McCarthy Road.

CARRIED

CITY CLERK

M. SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO THE *PLANNING ACT* 'EXPLANATION REQUIREMENTS' AT THE CITY COUNCIL MEETING OF JULY 21, 2021

REPORT RECOMMENDATIONS

That Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of July 21, 2021, that are subject to the 'Explanation Requirements' being the Planning Act, subsections 17(23.1), 22(6.7), 34(10.10) and 34(18.1), as applicable, as described in this report and attached as Documents 1 to 5.

CARRIED

MOTION TO ADOPT REPORTS

MOTION NO 59/10

Moved by Councillor M. Fleury
Seconded by Councillor T. Kavanagh

That Agriculture and Rural Affairs Committee Report 24; Built Heritage Sub-Committee Report 23; Finance and Economic Development Committee Report 28; Planning Committee Report 47; Transportation Committee Report 21 and the report from the City Clerk entitled "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of July 21, 2021" be received and adopted as amended.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

MOTION NO 59/11

Moved by Councillor L. Dudas

Seconded by Councillor G. Gower

WHEREAS report ACS2021-PIE-PS-0088 was considered by Planning Committee on July 8, 2021, recommending approval for the construction of an inflatable structure dome housing various sports courts on the property of the existing École secondaire catholique Garneau located at 6588 Carrière Street; and

WHEREAS there is an opportunity through the New Comprehensive Zoning By-law project implementing the New Official Plan, for staff to review the zoning permissions and zone provisions that apply to domes; and

WHEREAS Planning, Infrastructure and Economic Development staff have expressed support for such a review of the applicable policies and zoning provisions for domes;

THEREFORE BE IT RESOLVED that Council direct Staff in Planning, Infrastructure and Economic Development to undertake, as part of the New Zoning By-law project, a comprehensive review of the policies and zoning for inflatable structure domes; including evaluating:

- a) Establishing appropriate setbacks from residential properties;
- b) Exploring the creation of a separate use for “inflatable structure dome”, recognizing that it has significant differences to built form; and
- c) Establishing minimum landscaping requirements to mitigate impacts on neighbours.

CARRIED

MOTIONS REQUIRING SUSPENSION OF THE RULES OF PROCEDURE

MOTION NO 59/12

Moved by Mayor J. Watson
Seconded by Councillor K. Egli

That the Rules of Procedure be suspended to consider the following Motion:

WHEREAS the safety of staff and the public is of paramount importance; and

WHEREAS vaccines provide an additional layer of protection against COVID-19 and have been demonstrated to be effective in preventing serious illness and reducing transmission and hospitalizations; and

WHEREAS provincial data has confirmed that the COVID-19 Delta variant is fueling a fourth wave of infection; and

WHEREAS Ottawa has been a leader in the COVID-19 response and vaccination roll out; and

WHEREAS numerous other municipalities, institutions and public sector organizations have or are in the process of implementing a COVID-19 vaccination policy for employees; and

WHEREAS the City of Ottawa has developed and implemented a Mandatory Vaccination policy, requiring all employees, contractors, students completing placements and volunteers to be fully vaccinated against COVID-19 by November 1, 2021;

THEREFORE BE IT RESOLVED that City Council approve that the City's Mandatory Vaccine Policy also apply to Members of City Council.

CARRIED

MOTION NO 59/13

Moved by Mayor J. Watson
Seconded by Councillor K. Egli

That the Rules of Procedure be suspended to consider the following Motion:

WHEREAS the safety of staff and the public is of paramount importance; and

WHEREAS vaccines provide an additional layer of protection against COVID-19 and have been demonstrated to be effective in preventing serious illness and reducing transmission and hospitalizations; and

WHEREAS provincial data has confirmed that the COVID-19 Delta variant is fueling a fourth wave of infection; and

WHEREAS Ottawa has been a leader in the COVID-19 response and vaccination roll out; and

WHEREAS numerous other municipalities, institutions and public sector organizations have or are in the process of implementing a COVID-19 vaccination policy for employees; and

WHEREAS the City of Ottawa has developed and implemented a Mandatory Vaccination policy, requiring all employees, contractors, students completing placements and volunteers to be fully vaccinated against COVID-19 by November 1, 2021;

WHEREAS the City Clerk is preparing for the resumption of in-person meetings of its governance bodies when it is safe to do so; and

WHEREAS a number of these bodies have citizen volunteers among their members;

THEREFORE BE IT RESOLVED that City Council approve that citizen volunteers appointed by Council to its governance bodies, including Advisory Committees, the Built Heritage Sub-committee, the Transit Commission, the Boards for the Public Library, Ottawa Public Health and Ottawa Police Services, and the Committee of Adjustment, be notified that those volunteers must provide proof of full vaccination or medical exemption prior to the resumption of in-person meetings in order to take their seats at those meetings.

CARRIED with Councillor R. Chiarelli dissenting

MOTION NO 59/14

Moved by Councillor K. Egli
Seconded by Councillor G. Gower

BE IT RESOLVED that the Rules of Procedure be suspended to permit the consideration of the following motion to extend the interim control by-law with respect to the specified lands.

WHEREAS By-law 2020-310, “A by-law of the City of Ottawa to establish interim control for lands along the Woodroffe Corridor LRT” is an Interim Control By-law adopted pursuant to Section 38 of the *Planning Act*, R.S.O. 1990, c. P.13 on October 14, 2020 with respect to certain lands on the west side of the intersection of Woodroffe Avenue and Majestic Drive;

WHEREAS pursuant to section 38 of the *Planning Act*, the Council of the Corporation is entitled to extend interim control;

WHEREAS By-law 2020-310 expires on October 14, 2021 and it is desirable to extend the interim control for these lands to permit additional time to complete the study in respect to the land-use regulations and policies associated with the lands;

THEREFORE BE IT RESOLVED that Council amend By-law 2020-310 to extend until October 14, 2022 the period of time during which the prohibition on the use of the lands set out therein will be in effect by replacing the text “October 14, 2021” in section 3 of the said by-law with “October 14, 2022”;

AND BE IT FURTHER RESOLVED that the City Clerk be directed to place the said amending by-law on the Agenda for the present meeting for enactment.

CARRIED

MOTION NO 59/15

Moved by Mayor J. Watson
Seconded by: Councillor M. Fleury

BE IT RESOLVED THAT the Rules of Procedure be suspended to consider the following motion due to timelines, in order to allow the plaque to be installed this fall.

WHEREAS the year 2014 commemorated the 50th Anniversary of the Jamaican (Ottawa) Community Association Inc. (“JOCA”); and

WHEREAS the Jamaican community in Ottawa marked this anniversary on October 31, 2014, by planting a Canadian maple tree in Strathcona Park; and

WHEREAS in order to leave a permanent memorial of the event, the JOCA Board of Directors have approved the placement of a commemorative plaque beneath the existing tree; and

WHEREAS Council approval is required in order for staff to have the authority to proceed with the installation of this commemorative plaque, as it outside the parameters of the City’s Commemorative Tree Program; and

WHEREAS the cost of the commemorative plaque will be paid for by the JOCA;

THEREFORE BE IT RESOLVED that City Council approve the installation of a plaque in Strathcona Park to mark the 50th Anniversary of the JOCA; and

BE IT FURTHER RESOLVED that the bilingual wording of the plaque be subject to approval by the General Managers of Recreation, Cultural and Facility Services and Public Works and Environmental Services.

CARRIED

MOTION TO INTRODUCE BY-LAWS

MOTION NO 59/16

Moved by Councillor M. Fleury

Seconded by Councillor T. Kavanagh

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

That the following by-law be read and passed, in accordance with the Motion approved at today's meeting:

A by-law of the City of Ottawa to amend By-law No. 2020-310, entitled "A by-law of the City of Ottawa to establish interim control for lands along the Woodroffe Corridor LRT" to extend the period of interim control for one year.

BY-LAWS

THREE READINGS

- 2021-264. 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.
- 2021-265. A by-law of the City of Ottawa to amend By-law No. 2003-499 being a by-law of the City of Ottawa designating fire routes.
- 2021-266. A by-law of the City of Ottawa to designate certain lands at avenue des Oblats Avenue on Plan 4M-1596 as being exempt from Part Lot Control.
- 2021-267. A by-law of the City of Ottawa to correct the name of chemin Montreal Road, a municipal highway in the City of Ottawa, to chemin de Montréal Road.
- 2021-268. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (rue Fameflower Street and avenue Alex Polowin Avenue).

- 2021-269. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Tenth Line Road).
- 2021-270. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (Ottawa Road 174).
- 2021-271. A by-law of the City of Ottawa to designate certain lands at ruelle Basalt Lane, avenue Calvington Avenue, chemin Winterset Road on Plan 4M-1680 and voie Clonrush Way on Plan 4M-1535 as being exempt from Part Lot Control.
- 2021-272. A by-law of the City of Ottawa to establish certain lands as common and public highway and assume them for public use (rue Ziegler Street).
- 2021-273. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 3610 Innes Road.
- 2021-274. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 1120 Manotick Station Road.
- 2021-275. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 1869 Maple Grove.
- 2021-276. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 622 River Road.
- 2021-277. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 8466 Jeanne D'arc Boulevard.
- 2021-278. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 388 and 400 Albert Street, 156 and 160 Lyon Street.

- 2021-279. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 397 and 399 Winston Avenue.
- 2021-280. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 133 Booth Street, 301 and 324 Lett Street.
- 2021-281. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 1356 Clyde Avenue.
- 2021-282. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 30, 38, 42 and 48 Chamberlain Avenue.
- 2021-283. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning and remove the holding symbol of part of the lands known municipally as 411 Corkstown Road.
- 2021-284. A by-law of the City of Ottawa to designate a part of the area covered by the Official Plan for the City of Ottawa as the Integrated Orléans Community Improvement Plan Project Area and to repeal By-law No. 2009-40 and By-law 2013-292.
- 2021-285. A by-law of the City of Ottawa to adopt the Integrated Orléans Community Improvement Plan and to repeal By-law No. 2013-293 and By-law No. 2009-41.
- 2021-286. A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 5254 Bank Street.
- 2021-287. A by-law of the City of Ottawa to amend By-law No. 2020-310, entitled "A by-law of the City of Ottawa to establish interim control for lands along the Woodroffe Corridor LRT" to extend the period of interim control for one year.

CARRIED

CONFIRMATION BY-LAW

MOTION NO 59/17

Moved by Councillor M. Fleury
Seconded by Councillor T. Kavanagh

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of September 8, 2021.

CARRIED

ADJOURNMENT

The meeting adjourned at 1:15 pm.

CITY CLERK

MAYOR