

MINUTES

CORPORATE SERVICES AND ECONOMIC DEVELOPMENT COMMITTEE

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

CHAMPLAIN ROOM

03 DEC 1996

3:00 P.M.

PRESENT

Chair: P. Clark

Members: M. Bellemare, B. Hill, P. Hume, G. Hunter, A. Loney, B. McGarry,
W. Stewart, R. van den Ham

CONFIRMATION OF MINUTES

That the Corporate Services and Economic Development Committee confirm the Minutes of the 19 Nov 1996 meeting.

CARRIED

MOTION PREVIOUSLY TABLED

1. **TABLED MOTION RE: REPORT ON ACQUISITION
OF LAND IN THE VICINITY OF THE AIRPORT**

(Motion tabled at meeting of 19 Nov 96)

- Co-ordinator's report dated 27 Nov 96

In review, Chair Clark reported the application for residential subdivisions in the vicinity of the airport had resulted in concern for the local Airport Authority by the anticipation of potential restrictions and constraints on the airport. He further reported that during the discussion of the Clyde/Merivale report at the 19 Nov 96 meeting, the issue of noise and the residential development of land near the airport arose and the subject motion was tabled.

Notes: 1. Underlining indicates new or amended recommendations approved by Committee.
2. Reports requiring Council consideration will be presented to Council on 11 Dec 1996 in Corporate Services and Economic Development Committee Report Number 48.

In speaking to 4160 Riverside Drive, R. Ennor, Director, Property Services, confirmed the land was currently designated in the Regional Official Plan as General Urban and in the Local Official Plan as Residential. He explained the application for zoning and Plan of Subdivision was with the City of Ottawa Planning Department and the owners had requested it go forward. Mr. Ennor reported the original decision to approve the Local Official Plan amendment was done on the basis of a 1988 noise study completed through Transport Canada, and noted a later study indicating the noise levels were higher. Mr. Ennor stated the question of whether to manage through purchase or through the planning process remained unanswered; a question he believed required assessment before making any recommendation to purchase the land.

Councillor Stewart inquired what mechanism the Region had through the planning process to prevent residential development. T. Marc, Solicitor, reported the land did not currently have zoning to permit the subdivision. He believed there was an opportunity through the application of provincial policy with respect to noise from airports, and the studies that had been completed, to oppose any proposed residential zoning for the lands. Speaking to other lands in the vicinity, in particular in the south urban centre in Gloucester, Mr. Marc reported the same noise concern applied and the Region's present position was to oppose development of the lands. Mr. Marc confirmed any development would be required by the Regional Official Plan to take into account the question of airport noise.

Councillor Stewart reported the Ministry of Municipal Affairs and Housing was currently reviewing the noise exposure numbers/contours. The Councillor inquired what the result would be for existing residents that were located inside a noise contour that was incompatible with new legislation, and if that would be a risk to curtailing the 24 hour airport operation. Mr. Marc stated that was an issue the residents may bring forward to the Airport Authority.

Councillor Stewart inquired if a precedent existed where landmarks such as the Rideau River or Riverside Drive were used for boundaries to designate control of the airport area. Mr. Marc stated there was room between the noise contours of 30-35 to take into account the geographically nature of the land in order to show that the noise level was less than what the contour suggested.

Councillor Hunter inquired if there was any investigation of the soil type and stability. Mr. Ennor confirmed there had been and problems had surfaced with a portion of the site. Councillor Hunter stated that by viewing the geographic features of the land, he suspected the possibility of a landslide and erosion in the past. The Councillor questioned the geographical support of a subdivision on the lower table. Mr. Ennor confirmed there would be 25-30 acres along the water front that would be limited to water front open

space use. In addition, Councillor Hunter pointed out it would be a difficult site to construct a subdivision and public services. In closing, the Councillor requested that if acquisition was seriously considered, a detailed analysis of the lands would be required before a valuation was developed.

Councillor Loney inquired what other lands would require investigation. N. Tunnacliffe, Planning and Development Approvals Commissioner, referenced the land in Gloucester which was subject of the Local Official Plan Amendment No. 13; the Gloucester Equestrian Centre lands which had been approved for a country lot subdivision; and possibility one or two others. Mr. Tunnacliffe also noted that some of the River Ridge lands was affected by the airport noise. However, he stated a majority was had potential for industrial or business park use, but would depend if the provincial regulations change. Mr. Ennor stated that if the Region was to establish a precedent by acquiring a piece of land to protect the airport, the same problem would arise in the future with other properties. He suggested it was important to realize the extent of the lands impacted, the status of all lands, examine options, and at what cost.

Councillor Loney referenced legal covenants regarding the noise placed on title. Mr. Marc confirmed that was an option, however, stated that if there was serious concerns over airport noise, then the approach may be to oppose development in the first place. Councillor Loney requested staff to consider, if acquisition was recommended, when the best time would be. Mr. Ennor confirmed that information would relate to the status of the property and the Region's need to acquire.

Councillor van den Ham referenced the application presently with the City of Ottawa and inquired what staff's position would be on the proposed development taking into account the new noise guidelines. Mr. Tunnacliffe stated the new guidelines were not yet approved, but should be decided on by January. He stated that once they were in place, that the Region, as acting on behalf of the Ministry, would have to implement the guidelines which may result in opposing the application for zoning change. Mr. Tunnacliffe confirmed the General Urban Area designation in the Regional Plan permitted a variety of other uses such as business parks and industrial. He confirmed these uses would be permitted under the new noise guidelines.

Chair Clark pointed out if the City of Ottawa approved residential zoning and the Region opposed it due to the noise contours, it would result in an appeal to the Ontario Municipal Board, and increased expenses.

Mr. Murray Chown, Novatech, spoke to the Committee on this item. Mr. Chown stated he represented the Boyd family; the owners of the land subject to the City of Gloucester Official Plan Amendment No. 13. Mr. Chown suggested this property should be considered as one of the other lands in the airport vicinity as they were affected by the airport noise and operations. He requested that in the event the motion be approved, the courtesy be extended to the Boyd family in terms of evaluating the possibility of acquiring their land.

The Committee then turned their attention to the tabled motion.

Councillor Stewart explained that based on the presentations made at the 19 Nov meeting by the Airport Authority and Ottawa-Carleton Economic Development Corporation, she strongly believed the issue merited review. The Councillor stated she was uncertain whether the Region should consider acquiring the lands, as the information at this time did not allow for an informed decision. Councillor Stewart did not believe it was fair to only consider 4160 Riverside Drive when other properties were also affected. The Councillor pointed out that to request staff to investigate the issue did not commit the Region to acquire any land.

Councillor Stewart referenced the 4160 Riverside property to be an “environmental jewel” and believed the Region had the responsibility to protect water front open space and its river corridors. The Councillor emphasized this was not an appropriate residential site.

Councillor Hill referenced the thousands of acres in the rural area that had been “sterilized”, without compensation to the property owners, through wetlands, natural environment, or river corridor designations. The Councillor expressed disbelief that the Region would consider purchasing lands to protect the airport. She believed this could be done through provincial policy and pointed out the Region did not consider purchasing other lands that had been “sterilized” due to provincial policy. In closing, Councillor Hill referenced the money lost on the Clyde/Merivale lands and suggested it was not wise for the Region to make the same mistake to protect the airport, an initiative that could be done through policy.

Councillor Stewart, on a point of privilege regarding her position on sterilization of lands, pointed out that the wetlands in question had not received a General Urban designation in the Regional Official Plan.

Councillor Hunter referenced the substantial existing housing already around the airport. He concurred with Councillor Hill that compensation through acquisition should not be considered for one property owner when there were many thousands of others also affected by a proposed 24 hour airport operation. Councillor Hunter stated he recently visited the property which was well wooded. He referenced the loud noise he heard as the planes left from the east west runway which was at least a couple of kilometres to the south. In closing, Councillor Hunter spoke about the legal registration on title of potential airport noise. He believed that individuals purchasing residential property in the area would lose their legitimate right to object to the airport, unless the airport's operation changed significantly. Councillor Hunter reiterated the need for the City engineers to examine the stability of the soil and its ability to hold a subdivision and the necessary services.

Councillor McGarry hoped the Committee would proceed with the investigation as it was the Region's responsibility to protect economic development; one component being a 24 hour airport operation. He emphasized that it was important to work together and have the necessary foresight to at least complete the study. With regard to property owners rights in the rural or urban area, Councillor McGarry stated both experience restrictions and the concept of complete freedom did not exist. In closing, he believed it was necessary to protect the Region and prepare for proper servicing to a major urban area.

Councillor Loney put forward an amendment and suggested there may be other ways to assist to protect the airport's interest other than purchasing land. The Councillor commented he did not consider this to only protect the airport, but to also protect the businesses and residents that may locate to the area in the future. He referenced the responsibility under proper planning to examine the issue. Councillor Loney urged the Committee to go forward and direct staff to investigate the options and obtain information which would allow Council to make a quality decision.

Moved by A. Loney

That the motion be amended to reflect the following: Insert the words "or otherwise dealt with in order" between the words "Region" and "to protect".

CARRIED

Moved by W. Stewart

That Staff be directed to investigate the land at 4160 Riverside Drive and other lands in the vicinity of the Airport to determine if they should be acquired by the Region or otherwise dealt with in order to protect the Airport's interests.

CARRIED as amended

YEAS: M. Bellemare, P. Hume, A. Loney, B. McGarry, W. Stewart, P. Clark ...6
NAYS: B. Hill, G. Hunter, R. van den Ham ...3

REGULAR ITEMS

ENVIRONMENT AND TRANSPORTATION

ENVIRONMENT

2. MOBILE HOUSEHOLD SPECIAL WASTE DEPOT
CONTRACT VARIATION - CONTRACT NO CE-6123
- Environment and Transportation Commissioner's report dated 12 Nov 96

That the Corporate Services and Economic Development Committee approve a variation to Contract CE-6123 with Laidlaw Environmental Services Ltd., Thurso, Quebec, in the amount of \$30,000, bringing the revised total contract provision to \$113,472.90.

CARRIED

3. SUPPLY OF HYDROFLUOSILICIC ACID
TENDER NO. 0885-75-T1/97
- Environment and Transportation Commissioner's report dated 29 Oct 96

That the Corporate Services and Economic Development Committee and Council approve the award of Tender 0885-75-T1/97 for the supply of Hydrofluosilicic Acid to Stanchem Inc., Montréal, for a contract period from 1 February 1997 to 31 January 1998, for a total contract provision of \$142,160.37, based on estimated quantities.

CARRIED

4. CONTRACT AWARD FOR ORACLE COMPUTER SOFTWARE
- Environment and Transportation Commissioner's report dated 12 Nov 96

That the Corporate Services and Economic Development Committee approve the purchase of computer software from Oracle Corporation Canada Limited, Mississauga, for a total contract provision of \$77,809.

CARRIED

TRANSPORTATION

5. SNOW DISPOSAL SITE SECURITY CONTRACT
EXTENSION 1996/1997
- Environment and Transportation Commissioner's report dated 28 Oct 96

That the Corporate Services and Economic Development Committee and Council approve the extension of the Tender M.053-020-T2/94, awarded to Wackenhut of Canada Ltd., Ottawa, for one additional winter season (1996/1997) by \$95,444.00 for a revised total contract price of \$284,020.00.

CARRIED

6. COLD MIX ASPHALT
TENDER 0745-14AA-T1/96 - TENDER AWARD
- Environment and Transportation Commissioner's report dated 06 Nov 96

That the Corporate Services and Economic Development Committee and Council approve the award of tender 0745-14AA-T1/96 for the supply and delivery of cold mix asphalt to Deschenes Construction (Ontario) Ltd, Ottawa, from the date of award to 31 December 1997 at a unit price of \$35.54 (including taxes) per metric tonne, based on estimated quantities, for a total contract provision of \$53,310.00.

CARRIED

FINANCE

7. RATIONALIZING RESPONSIBILITY FOR PROPERTY TAX
BILLING AND COLLECTION ADMINISTRATION
("PROPERTY TAXATION") IN OTTAWA-CARLETON
 - Co-ordinator's report dated 28 Nov 96
 - Finance Commissioner's report dated 03 Dec 96

In review, J. LeBelle, Finance Commissioner, stated that on 10 Jul 96, staff were directed by Council to review the potential benefits of transferring the responsibility for property tax billing, collection and administration from the area municipalities to the Region. Mr. LeBelle reported that a sub-committee of the Area Treasurers was formed to review the issue, but noted in recent weeks the sub-committee experienced difficulties in functioning and one representative was removed. As a result, staff decided to complete the research and table the report with Committee for future discussion.

Mr. LeBelle confirmed \$1.3 billion worth of taxation was collected by the area municipalities on behalf of themselves, the Region and the school boards. He noted that staff believed there were a certain number of diseconomies of scale that existed in the current model that were apparent in running eleven separate but similar organizations which conducted similar functions.

Mr. LeBelle reviewed the comparative information and analysis collected using the property taxation function of the Cities of Winnipeg, Calgary, and Mississauga and the Regional Water Customer Accounts operations. In closing, Mr. LeBelle explained the analysis showed there were substantial savings to be had with consolidation of eleven different billing administrations into one.

In response to a question from Councillor Hunter regarding the cost per account, Mr. LeBelle explained it was typically a higher cost on a per account basis the smaller the operation. He believed one reason for the higher cost was the costs could not be spread over as many accounts.

Councillor Hunter referenced other duties that were carried out within the area municipal tax departments. Mr. LeBelle acknowledged that as a practical matter in any transition that took place, there would be some components of full time positions that would not be part of the transition and remain at the local municipality. He confirmed this would be part of discussions that would occur during the creation of a transition plan, and confirmed there would not be the need for the transfer of 65 employees. Mr. LeBelle acknowledged that some of the anticipated efficiencies may be lost by leaving some of the non-tax function capacity with the area municipalities.

Councillor Hunter referenced the collection periods and noted it had a significant positive cash flow for the area municipalities which produced revenue from investment and interest. The Councillor inquired if staff had considered this change. Mr. LeBelle explained it would depend upon the decision taken by Council and was an issue of the transition plan that would have to be developed with the area municipalities. Mr. LeBelle referenced the \$344 million collected in Regional levies and reported that the area municipalities benefited from investment income of \$4.1 million from the regional component of the tax bill. Mr. LeBelle explained it was staff's desire to keep the interest/investment income question out of the review as it was not about revenue, but trying to gain efficiencies in an administration system. Mr. LeBelle reiterated that if the service did move to the Region, discussions would have to be held with the area municipalities as to an appropriate timing for transferring their levies; decisions which would be made as part of the transition plan.

Councillor Hunter referenced the number of duties still required to be carried out by the area municipality and suggested the efficiency gained at the Region may be lost at the local level. Mr. LeBelle stated the information provided by the area municipalities initially indicated it was in fact totally with respect to property taxes. However, he added that in subsequent discussions, it was indicated that in a couple of the smaller municipalities, there were shared responsibilities and a minimal number of positions may have to be retained in those municipalities.

In response to a question from Councillor Hume, Mr. LeBelle explained this transfer should not be a revenue windfall to the receiving municipality, but that appropriate adjustments would be made to the mill rates. He reiterated this would be accommodated in the transition plan.

Councillor Hume referenced the \$4.1 million earned by the area municipalities through interest and the Region's requirement to borrow to accommodate its cash flow needs. Mr. LeBelle stated the fundamental principle was that you are not able to invest money at the same rate you borrow it.

Councillor Hume inquired if it was possible that the Region request the shift of taxes collected by the area municipalities on the Region's behalf earlier, should the service not be transferred. Mr. LeBelle referenced a past report prepared on this issue and agreed to supply the Councillor with a copy.

On a related matter, Mr. LeBelle referenced the possible transfer of assessment from the Province to the Regional level and the potential move to some form of value based assessment. He noted these changes would require substantial re-writes of tax systems in the Province, and it would be an advantage to only have to re-write the system once.

Councillor van den Ham inquired what the time frame would be if the transfer was approved. Mr. LeBelle stated the realignment of service would probably have to occur through a request to the Province to deem property taxation as a prescribed service under *The Savings and Restructuring Act, 1996*, or to amend existing legislation. Mr. LeBelle pointed out the Government may then wish to review the effect it would have across the entire Province and consider it as an opportunity that may exist in all other large urban centres/Regions. Mr. LeBelle explained he could not offer a time frame due to the uncertainties.

Councillor Hill referenced the substantial amount of interest the municipalities would lose. Mr. LeBelle explained that there was no reason to assume at the outset that the area municipalities would have to lose all the interest. He reiterated that if the Region were the billing agent, they would have to negotiate with the area municipalities on an appropriate time to pay the municipal levies to them. He suggested this may be done more quickly than the present time lines the Region is paid under. Mr. LeBelle emphasized the goal was to minimize any effect on the tax payer, including the area municipalities.

Mr. LeBelle confirmed the report was just released and had not yet been circulated to the area municipalities. He stated it was being tabled with Committee for consultation and for response / comment from the area municipalities. Mr. LeBelle stated he recently had a session to which all Area Treasurers were invited and received a briefing on the report, however, pointed out only eight of the eleven municipalities were represented.

Councillor Loney stated the issue of investment income was a significant component of the subject matter. He noted the figure was much higher than the outlined \$4.1 million taking into consideration taxes collected for school boards and the interest earned on arrears. The Councillor emphasized it was necessary to ensure it was a revenue neutral situation and co-operation was necessary. He agreed there were savings in efficiencies, however, accented the need to minimize the effect on the taxpayer and area municipalities.

Chair Clark suggested the efficiencies may allow for a reduction in the interest penalty to reflect the present economy. He believed there were other issues that the taxpayer may benefit from through the relief on the administration.

The Committee then turned their attention to the staff recommendation.

That the Corporate Services and Economic Development Committee receive and table this report with the following recommendations to be considered at a special meeting scheduled for 9 December 1996:

That the Corporate Services and Economic Development Committee approve in principle the following:

- 1. That the RMOC assume full responsibility for property taxation;**
- 2. That the Area Municipalities be requested to approve the transfer of this responsibility conditional upon being recognized as a prescribed service under the double majority legislation provisions of *The Savings and Restructuring Act, 1996*;**
- 3. That, (if necessary), the Province be requested to amend existing legislation to allow for the transfer of this responsibility;**
- 4. That staff, in co-operation with the Area Municipalities, develop a transition plan to ensure an effective transfer of responsibility.**

TABLED

8. **TEMPORARY BORROWING BY-LAW FOR 1997**
CURRENT OPERATIONS
- Finance Commissioner's report dated 18 Nov 96

That the Corporate Services and Economic Development Committee recommend Council approve the enactment of a By-law authorizing temporary borrowings for current purposes for the year 1997 in accordance with existing legislation.

CARRIED

9. **CASH INVESTMENTS AND LOANS RECEIVABLE**
- Finance Commissioner's report dated 22 Nov 96

That the Corporate Services and Economic Development Committee and Council receive this report for information.

RECEIVED

10. TRAINING APPOINTMENT
1997-98 MICROCOMPUTER COURSES
- Finance Commissioner's report dated 20 Nov 96

That the Corporate Services and Economic Development Committee and Council approve the appointment of Nexus Training Brokers Inc. of Ottawa, Ontario to provide microcomputer training services for 1997-98 for an estimated expenditure of \$324,000.

CARRIED

HUMAN RESOURCES

11. JOB EVALUATION/PAY EQUITY:
ONTARIO NURSES' ASSOCIATION (ONA) REPORT
- Human Resources Commissioner's report dated 27 Nov 96

That the Corporate Services and Economic Development Committee recommend Council approve the Pay Equity Plan for the Ontario Nurses' Association (ONA) for implementation as outlined in this report.

CARRIED

PLANNING AND DEVELOPMENT APPROVALS

12. LAND ACQUISITION - 999 CONNAUGHT AVENUE
WEST TRANSITWAY EXTENSION PROPERTY
OWNER: ARNOLD AND JOAN PRESLEY
- Planning and Development Approval Commissioner's report dated 14 Nov 96

That the Corporate Services and Economic Development Committee approve the acquisition of 999 Connaught Avenue, City of Ottawa, from Arnold and Joan Presley for the future construction of the West Transitway Extension, for a consideration of \$150,000.00 plus GST.

CARRIED

REGIONAL CLERK

13. ONTARIO GOOD ROADS ASSOCIATION 1997 CONFERENCE
- Regional Clerk's report dated 18 Nov 96

Moved by R. van den Ham

That the Corporate Services and Economic Development Committee approve the attendance of Councillor Richard Cantin at the Ontario Good Roads Association 1997 Annual Conference, to be held 23 - 26 February 1997 in Toronto, Ontario.

CARRIED as amended

SOCIAL SERVICES

14. PROVISION OF CONSULTING SERVICES CONTRACT TO
DEVELOP PHASE II OF THE SOCIAL SERVICES DECISION
SUPPORT SYSTEM
- Social Services Commissioner's report dated 04 Nov 96

That the Corporate Services and Economic Development Committee approve the award of a contract to develop Phase II of the Social Services Decision Support System and to acquire the software licenses from Price Waterhouse/Amdahl for a total contract provision of \$1,803,810.

CARRIED

ADJOURNMENT

The meeting adjourned at 4:30 p.m.

CO-ORDINATOR

CHAIR