

**8. Advancing the ByWard Market: A Revitalization Framework and Coordinated Redevelopment Program**

**Promotion du marché By : Structure-cadre de revitalisation et Programme de réaménagement concerté**

**Committee Recommendation(s)**

**That Council:**

- 1. Approve the ByWard Market revitalization framework and action plan, and direct staff to seek required funding sources for foundational actions, as described in this report.**
- 2. Approve the ByWard Market public realm redevelopment program and its objectives, and direct staff to implement its priority actions, as described in this report, and including as follows:**
  - a. Approve the increase in capital budget authority of \$2.7 million, funded by the Citywide Capital Reserve and repaid from the Municipal Accommodation Tax Tourism Reserve, to implement the design phase of 55 ByWard Market Square and the tenant transition plan;**
  - b. Approve the capital budget authority of \$4.5 million, funded by the Citywide Capital Reserve and repaid from the Municipal Accommodation Tax Tourism Reserve, to implement the design phase of the York Street Plaza;**
  - c. Approve the capital budget authority of \$200 thousand, funded by the Parking Reserve, to implement a parking replacement and access strategy;**
  - d. Direct staff to undertake an options analysis for 70 Clarence Street, including options to:**



**Recommandation(s) du Comité**

**Que le Conseil municipal :**

- 1. approuve la Structure-cadre et le Plan d'action pour la revitalisation du marché By et de demander au personnel de faire des démarches pour financer, le cas échéant, les interventions fondationnelles, conformément aux modalités exposées dans le présent rapport.**
- 2. approuve le Programme de réaménagement du domaine public du marché By et ses objectifs et de demander au personnel de mettre en oeuvre ses interventions prioritaires, conformément aux modalités exposées dans ce rapport, à savoir :**
  - a. approuver l'augmentation de l'autorisation du budget des immobilisations de 2,7 millions de dollars, financée par le Fonds de réserve pour immobilisations de la Ville et à rembourser à même la Réserve pour le tourisme de la taxe municipale d'hébergement afin de mettre en oeuvre la phase de l'étude du 55, place du marché By et le plan de transition des locataires;**
  - b. approuver l'autorisation du budget des immobilisations de 4,5 millions de dollars, financée par le Fonds de réserve pour immobilisations de la Ville et à rembourser à même la Réserve pour le tourisme de la taxe municipale d'hébergement afin de mettre en oeuvre la phase de l'étude de l'esplanade de la rue York;]**
  - c. approuver l'autorisation du budget des immobilisations de 200 000 \$, financées par le Fonds de réserve pour le stationnement, afin de mettre en oeuvre la Stratégie de remplacement du stationnement et de l'accès au stationnement;**
  - d. demander au personnel de procéder à l'analyse des options du 70, rue Clarence, dont celles qui consistent à :**



- 4. délègue à la directrice générale des Initiatives stratégiques le pouvoir de négocier, de finaliser et de signer tous les accords et tous les documents obligatoires pour justifier la Structure-cadre et le Programme de réaménagement pour la revitalisation du marché By, conformément aux modalités exposées dans ce rapport.**

Documentation/Documentation

1. Extract of draft Minutes, Finance and Corporate Services Committee, March 3, 2026.  
  
Extrait de l'ébauche du procès-verbal du Comité des finances et des services organisationnels, le 3 mars 2026.
  
2. General Manager's Report, Strategic Initiatives Department, submitted 20 February 2026 (ACS2026-SI-ED-0001).  
  
Rapport de la directrice générale, Direction générale des initiatives stratégiques, soumis le 20 février 2026 (ACS2026-SI-ED-0001).

**Extract of Draft Minutes 34  
Finance and Corporate Services  
Committee  
March 3, 2026**

**Extrait de l'ébauche du  
procès-verbal 34  
Comité des finances et des  
services organisationnels  
le 3 mars 2026**

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Redevelopment Program

File No. ACS2026-SI-ED-0001 - Rideau-Vanier (12)

Debbie Stewart, General Manager, Strategic Initiatives Department (SI), Sheilagh Doherty, Director, Economic Development, SI, Amanda Mullins, Manager, ByWard Market Strategic Projects(T), SI and Will McDonald, Director, Strategic Projects Office, SI, provided a presentation. A copy of the slide presentation is filed with the Office of the City Clerk.

The following members of the public spoke before the Committee and provided comments:

- Justin Westlake Hughes\*
- Brian Lahey and Todd Brown, The Properties Group Management\*
- Catherine Callary, Vice President, Destination Development, Ottawa Tourism
- Victoria Williston, Executive Director and Sandy Smallwood, Chair, ByWard Market District Authority (BMDA)
- Warren H. Waters\*
- Tara Shannon, Executive Director, Ottawa Festival Network
- Josiah Frith, Vice-Chair Lowertown Community Association\*
- Alexandra Badzak, Executive Director &CEO, Ottawa Art Gallery
- Melanie Brulée, Executive Director, Ottawa Music Industry Coalition (OMIC)
- Andrew Lumsden
- Andrew Fay, Executive Director, Ottawa School of Art
- Cassandra Ossthoorn, Arts Ottawa

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

Written Submissions

1. Letter sent 2 March 2026 from S. Grenier
2. Letter sent 2 March 2026 from Andrew Peck, Executive Director, Downtown Rideau BIA
3. Letter sent 2 March 2026 from Bill Sioulas, Golpro Holdings Inc.

The following also responded to questions:

- Debbie Stewart, General Manager, Strategic Initiatives Department (SI);
- Cyril Rogers, General Manager, Finance and Corporate Services (FCSD),
- Sheilagh Doherty, Director, Economic Development, SI,
- Michael Starchuk, Colliers Project Leaders,

Following discussion and questions of staff, the Committee carried the report as presented.

**Report Recommendation(s)**

**That Finance and Corporate Services Committee recommend Council:**

1. **Approve the ByWard Market revitalization framework and action plan, and direct staff to seek required funding sources for foundational actions, as described in this report.**
2. **Approve the ByWard Market public realm redevelopment program and its objectives, and direct staff to implement its priority actions, as described in this report, and including as follows:**
  - a. **Approve the increase in capital budget authority of \$2.7 million, funded by the Citywide Capital Reserve and repaid from the Municipal Accommodation Tax Tourism Reserve, to implement the design phase of 55 ByWard Market Square and the tenant transition plan;**
  - b. **Approve the capital budget authority of \$4.5 million, funded by the Citywide Capital Reserve and repaid from the Municipal Accommodation Tax Tourism Reserve, to implement the design phase of the York Street Plaza;**

- c. **Approve the capital budget authority of \$200 thousand, funded by the Parking Reserve, to implement a parking replacement and access strategy**
  - d. **Direct staff to undertake an options analysis for 70 Clarence Street, including options to:**
    - i. **Develop a destination building concept, including a competitive process to identify qualified operating, tenant, and delivery partners, residential integration analysis; and**
    - ii. **Maintain a parking facility at the site;**
  - e. **Direct staff to explore partnership, sponsorship, philanthropic and other funding opportunities and propose a financing model;**
- 3. **Direct staff to report back to the Finance and Corporate Services Committee and Council in 2027, as described in this report, and including as follows:**
  - a. **The results of the options analysis for 70 Clarence Street and recommended next steps;**
  - b. **An update on the design of 55 ByWard Market Square and York Street Plaza**
  - c. **A recommended parking and access strategy for the ByWard Market;**
  - d. **A recommended financing model for the redevelopment program;**
  - e. **A recommended project sequencing schedule;**
- 4. **Delegate authority to the General Manager, Strategic Initiatives to negotiate, finalize and execute all agreements and deliverables required to support the ByWard Market revitalization framework and redevelopment program, as outlined in this report.**

**Carried**