

5. ZONING BY-LAW AMENDMENT – PART OF 43 STE-CÉCILE STREET
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 43, RUE
STE-CÉCILE

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 43 Ste-Cécile Street to permit a farmers' market for a temporary period of three years, as shown in Document 1 and as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 43, rue Ste-Cécile, afin de permettre la présence d'un marché de producteurs pour une période temporaire de trois ans, comme l'illustre le document 1 et comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated 25 May 2017 (ACS2017-PIE-EDP-0014)

Rapport de Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 mai (ACS2017-PIE-EDP-0014)

2. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 23 August 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 23 août 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
June 27, 2017 / 27 juin 2017**

**and Council / et au Conseil
July 12, 2017 / 12 juillet 2017**

**Submitted on May 25, 2017
Soumis le 25 mai 2017**

Submitted by

Soumis par:

John Smit,

Director / Directeur

**Economic Development and Long Range Planning / Développement économique
et Planification à long terme / Infrastructure and Economic Development
Department / Direction générale de la planification, de l'infrastructure et du
développement économique**

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Ward: RIDEAU-VANIER (12)

File Number: ACS2017-PIE-EDP-0014

SUBJECT: Zoning By-law Amendment – Part of 43 Ste-Cécile Street

OBJET: Modification au Règlement de zonage – partie du 43, rue Ste-Cécile

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 43 Ste-Cécile Street to permit a farmers' market for a temporary period of three years, as shown in Document 1 and as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of**

Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of July 12, 2017," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 43, rue Ste-Cécile, afin de permettre la présence d'un marché de producteurs pour une période temporaire de trois ans, comme l'illustre le document 1 et comme l'expose en détail le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 12 juillet 2017, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 43 Ste-Cécile Street, Optimiste Park

Owner

City of Ottawa

Applicant

City-initiated

Description of site and surroundings

Optimiste Park is located in the block bounded by Ste-Cécile Street, Marquette Avenue, Beechwood Avenue and Ste. Monique Street in the Vanier neighbourhood. There are commercial uses along Beechwood Avenue, and low-density residential uses along Ste-Cécile Street, Marquette Avenue and Ste. Monique Street. The Beechwood Fire Station and two low-rise residential buildings separate Optimiste Park from Beechwood Avenue.

Summary of Zoning By-law amendment proposal

The lands are currently zoned O1- Open Space. The City is proposing to temporarily rezone Optimiste Park, part of 43 Ste-Cécile Street, to permit a farmers' market for a period of three years.

Brief history of proposal

This Zoning By-law amendment is being undertaken as a result of a motion approved by Council on April 12, 2017. The amendment will permit the Market to move from its current location on lands associated with the St. Charles Church, to nearby Optimiste Park. The St. Charles Church lands are proposed for redevelopment and a new location for the Market is needed beginning September 1, 2017.

DISCUSSION

Public Consultation

Public consultation was undertaken in accordance with Council-approved policy and the statutory requirements of the *Planning Act*. Five comments were received from surrounding residents. Please see Document 3 for further details.

Official Plan designation

Optimiste Park, part of 43 Ste-Cécile Street, is designated General Urban Area as shown in Schedule B of the Official Plan. Policies for this designation permit a full range of conveniently located employment, retail, service, cultural and leisure uses to provide for the everyday needs of residents. These policies are intended to support the development of complete and sustainable communities.

Planning rationale

The proposed amendment to permit a farmers' market in Optimiste Park will implement the policies of the General Urban Area designation by supporting the development of Vanier as a complete and sustainable community, with services conveniently available to residents. The Market will provide walking-distance access to locally-produced foods as well as opportunities for residents to meet and make social connections in a park setting. The Market is planned to operate on Saturdays, beginning in September 2017, from 9 am to 2 pm. There would be between 25 and 40 vendors at the Market. Operation of the Market, including days and hours of operation, would be controlled through agreements between the Beechwood Farmers' Market and the City of Ottawa.

Temporarily relocating the Market from Beechwood Avenue to Optimiste Park offers an opportunity for the Market to remain in the Vanier neighbourhood/Beechwood Avenue area. The Market will also support local farmers and serve as an incubator for small business. The temporary nature of the rezoning will allow the operation of the Market to be evaluated in terms of its compatibility with neighbouring uses.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

The amendment will not affect land in the rural area, however, the amendment will support local food farmers and economic development in the rural area.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury is supportive of the report recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with approving the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

Improvements to Optimiste Park were substantially completed in the fall of 2016. The improvements were designed in accordance with the *Accessibility for Ontarians with Disabilities Act* as well as the City of Ottawa's Corporate Accessibility policy.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy

ES1 – Support an environmentally sustainable Ottawa

SUPPORTING DOCUMENTATION

Document 1 Zoning/Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed amendment to permit a farmers' market in Optimiste Park will implement the policies of the General Urban Area designation by supporting the development of Vanier as a complete and sustainable community, with services conveniently available to residents.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services, to notify Program Manager, Assessment Section, Billing, Assessment and Tax Policy Unit, Deputy City Treasurer Revenue Branch (26-76)

Planning, Infrastructure and Economic Development Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

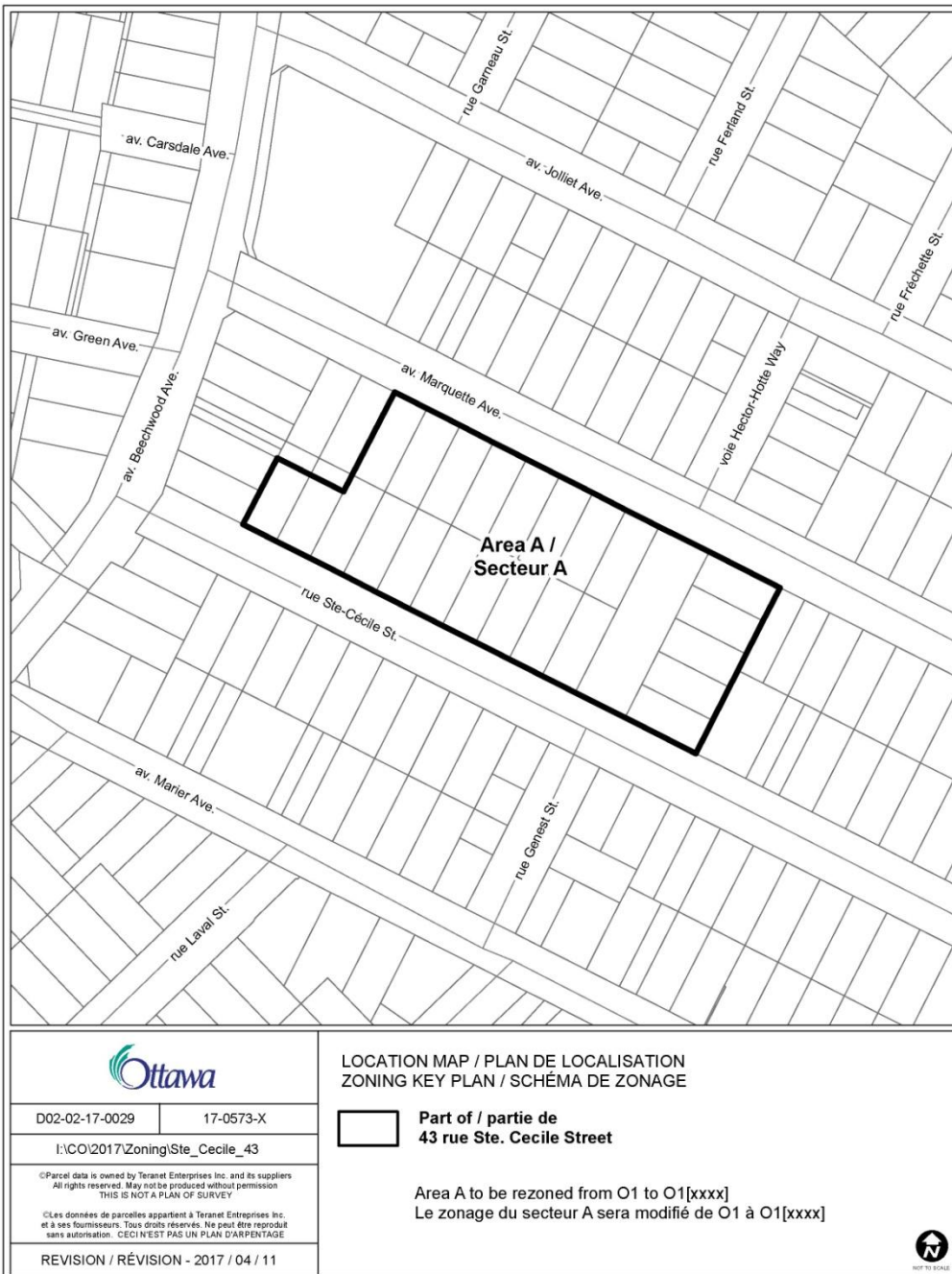
Legal Services to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services, to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This map shows Optimiste Park, part of the lands at 43 Ste-Cécile Street, being rezoned from O1- Open Space to O1[xxxx] – Open Space with an exception to permit a farmers' market for a temporary period of three years.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 43 Ste-Cécile Street:

1. Rezone the subject lands from O1 to O1[xxxx], as shown in Document 2;
2. Amend Section 239 – Urban Exceptions by adding a new exception [xxxx], Column II to read, “O1[xxxx]”, Column III to read, “-retail food store, limited to a farmers’ market”, and Column V to read, “- a retail food store, limited to a farmers’ market is permitted for a temporary period of three years, expiring on July 11, 2020”.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

1. Four comments in support of the proposed amendment were received from residents across the street or in close proximity to the park. The residents were pleased to hear the farmers' market would remain in the neighbourhood.
2. One comment was received from the owner of two, multi-unit dwellings across the street from the park. The owner indicated a majority of the residents of the buildings did not support the proposed amendment. The property owner noted it was a quiet residential neighbourhood and the Market would bring traffic to the area. The owner suggested the Market should remain on Beechwood Avenue in the vicinity of St. Charles.

A location on Beechwood Avenue that could accommodate the farmers' market is not available. The proposed amendment would permit a farmers' market on one day per week, from May to October for a temporary period. While it is anticipated that the Market will generate additional automobile, pedestrian and cycling activity on market days, this activity will occur only one day per week during the market season. The market will provide walking-distance access to healthy, locally-produced foods, as well as opportunities for social interaction in a park setting. Permitting the use on a temporary basis will provide an opportunity to determine if the use is compatible in the neighbourhood.

3. Ottawa Public Health is supportive of the proposed amendment, offering the comment that access to fresh foods is important for overall health and well-being.