

Zoning By-law Amendment – 300 and 320 des Pères-Blancs Avenue

Modification du Règlement de zonage – 300 et 320, avenue des Pères-Blancs

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 300 and 320 des Pères-Blancs Avenue to remove the property from the Heritage Overlay to permit the reconstruction of the Vanier Museopark's Sugar Shack, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification apportée au Règlement de zonage no 2008-250 visant les 300 et 320, avenue des Pères-Blancs, afin que la propriété n'ait plus de désignation patrimoniale et que la cabane à sucre du Musée Vanier puisse être reconstruite, comme le précise le document 2.

Documentation/Documentation

1. Report from the Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 25, 2021 (ACS2021-PIE-PS-0133)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 octobre 2021 (ACS2021-PIE-PS-0133)

**Planning Committee
Report 52
November 10, 2021**

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**Comité de l'urbanisme
Rapport 52
Le 10 novembre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
8 November 2021 / 8 novembre 2021**

**and Council
et au Conseil
10 November 2021 / 10 novembre 2021**

**Submitted on 25 October 2021
Soumis le 25 octobre 2021**

**Submitted by
Soumis par:
Lily Xu,
Acting Director / Directrice par intérim
Planning Services / Services de la planification
Planning, 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: ACS2021-PIE-PS-0133

SUBJECT: Zoning By-law Amendment – 300 and 320 des Pères-Blancs Avenue

**OBJET: Modification du Règlement de zonage – 300 et 320, avenue des
Pères-Blancs**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 and 320 des Pères-Blancs Avenue to remove the property from the Heritage Overlay to permit the reconstruction of the Vanier Museopark's Sugar Shack, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of November 10 2021," 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 apportée au Règlement de zonage n° 2008-250 visant les 300 et 320, avenue des Pères-Blancs, afin que la propriété n'ait plus de désignation patrimoniale et que la cabane à sucre du Muséoparc Vanier puisse être reconstruite, comme le précise 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 10 novembre 2021», 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

300 and 320 des Pères-Blancs Avenue

Owner

City of Ottawa

Applicant

City of Ottawa

Description of site and surroundings

The site is located within Richelieu Park in Vanier. The Richelieu-Vanier Community centre and the Ottawa Public Library, Vanier branch, are also located within the park. The Beechwood Cemetery is located immediately to the north. Duford Street is located to the east. The Centre d'accueil Champlain long-term care home and Lebrun Street are located to the south and Michel Circle is located to the west.

The irregular site measures approximately 70,820 square metres (17.5 acres). There is a parking lot for approximately 60 vehicles within the park. The Sugar Shack is located within the sugar bush, a large stand of mature maple trees, on the north side of the property.

Summary of requested Zoning By-law amendment proposal

The City of Ottawa has initiated a Zoning By-law Amendment application to remove the property from the Heritage Overlay (Section 60 of Zoning By-law 2008-250) to permit the reconstruction of the Vanier Museopark's Sugar Shack. In August 2020, the Sugar Shack was damaged by fire and partially demolished. The City's Recreation, Cultural and Facilities Department wishes to rebuild the structure with a small addition on the front of the building.

Section 60(3) of the Zoning By-law requires that "an addition to a building in an area to which an heritage overlay applies is permitted only if:

- a) The height of the walls and the height and slope of the roof of the addition do not exceed those of the building;

- b) In Areas A, B and C on Schedule 1,
 - i. the side yard setback of the addition is at least 60 cm. greater than that of the wall of the building located closest to the side lot line, except in the case of shared lot lines between dwelling units that are permitted to be vertically attached where the required side yard setback is 0 metres, (By-law 2015-190) ... [and]
- c) it is not located within a front yard".

The proposed new Sugar Shack does not comply with these provisions. The City is proposing to lift the heritage overlay from these lands to enable it to be reconstructed.

The existing underlying zoning for the property, which is Environmental Protection (EP), Exception 400 will remain in place. The EP zone permits a forestry operation. Additionally, Exception 400 permits an agricultural use limited to maple syrup production.

Brief history of proposal

On October 13, 2021, Council passed a motion to initiate this zoning change. The motion is found in Document 5. To be constructed and operational for the 2022 maple syrup season, issuance of the building permit must occur this fall.

DISCUSSION

Public consultation

At the time of writing this report, two members of the public contacted staff expressing their support for the project.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designations

The property is designated Urban Natural Feature and General Urban Area on Schedule B of the City of Ottawa Official Plan, with the sugar bush and sugar shack located within the Urban Nature Features designation. The purpose of this designation is to preserve natural features that are currently managed for conservation or passive leisure uses.

Uses that do not adversely affect the natural characteristics of the area, such as open-air recreation; scientific, educational, or conservation uses associated with the environmental features; agriculture operations established at the time of adoption of this Plan; or forestry as defined by the *Forestry Act*, are permitted. The harvest and production of maple syrup is considered a forestry operation.

Development near a designated Urban Natural Feature often requires an Environmental Impact Statement (EIS); however, in this case, given that the reconstruction occurs in the same location, and the addition is small and requires minimal tree removal, an EIS is not required.

Heritage

The property at 300 and 320 des Pères-Blancs Avenue is designated under Part IV of the Ontario Heritage Act as the Richelieu Park. The designation includes the library building, the statue of Mary, the two stone columns and the stand of maple trees, but does not include the sugar shack, as the building is not historic. Heritage Planning staff have no concerns with the proposed extension to the sugar shack and will not require a heritage permit. A heritage permit will be required, however for the removal of any trees. This will be done in conjunction with Forestry Services staff and is anticipated to be approved at the staff level.

Planning rationale

The lands have been used for harvesting and producing maple syrup for many years. A sugar shack built in 1940 by the Pères-Blancs, a religious order, was replaced in 1998 by Action Vanier, a not-for-profit organization, which had an agreement with the City of Vanier to operate the sugar shack between 1998 and 2012. Action Vanier transferred the asset to the Muséoparc Vanier in 2012. The Muséoparc Vanier leased the sugar shack and has a license and operating agreement with the City of Ottawa. In August 2020, the Sugar Shack was extensively damaged by fire. An engineering inspection determined that the foundation and concrete block walls may be repaired and reused, but the roof must be replaced.

The previous building measured 139 square metres. The addition will add 77 square metres for a total area of 216 square metres. The addition is required to meet new provincial Maple Syrup producer regulations requiring a separate storage and bottling area and Public Health regulations requiring that the evaporator be separated from the public areas. No site alteration is required for the addition, but three trees will be

removed. In consultation with Forestry staff, Parks and Facilities Planning staff will be implementing protective fencing to assist with forest regeneration in lieu of planting replacement trees. Heritage planning staff will also issue a heritage permit for the tree removal under delegated authority.

The removal of property from the Heritage Overlay does not alter the heritage protection afforded under the *Ontario Heritage Act*. Additionally, there are protections for natural heritage areas within the Official Plan, which are not reduced by the removal of Heritage Overlay.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comment:

“I am fully supportive of staff’s recommendation of lifting the heritage overlay on the Muséoparc Sugar Shack to allow for the property to build a slightly larger space to accommodate modern accessibility standards as well as the new regulations for operating sugar shacks in Ontario.

As one of the few active urban sugar shacks in North American this prominent Vanier building was nestled amongst 17.5 acres of sugar bush located in Richelieu Park. In a typical season, the Muséoparc Sugar Shack would produce between 400 and 600 litres of maple syrup from more than 800 trees.

One of 11 community museums in this City, Muséoparc, is also one of the few francophone museums outside of Quebec.

The museum offers exhibitions on municipal and provincial French events, interpretive tours of Vanier’s history and heritage as well the museum is responsible for organizing the sugar shack’s activities and events.

Unfortunately, our sugar shack was destroyed at the hands of arson.

The impact this act, which took place in August 2020, resulted in the building being demolished and requires a complete rebuild.

And this loss had a direct impact on the community. I was proud, as always, to see the community rally first to ensure the 2021 Sugar Festival could continue – even while navigating a pandemic – as well as coming together to help raise much-needed funds for this rebuild.

So thankfully this is not where the story ends.

This lifting of the overlay allows the sugar shack to once again see the light of day following such devastation following the fire.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new construction will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification

- Thriving Communities
- Environmental Stewardship

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0114) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Key Map

Document 4 Consultation Details

Document 5 Council Motion, October 13, 2021

Document 6 Statement of Cultural Heritage Significance

CONCLUSION

The proposed Zoning By-law for 300 and 320 des Pères-Blancs Avenue to remove the property from the heritage overlay and permit the reconstruction of the Vanier Muséopark's Sugar Shack conforms with the City's Official Plan and the proposed use complies with the underlying EP[400] zoning. The removal of the Heritage Overlay will enable the reconstruction of the Sugar Shack with a small front yard addition. It will not alter the heritage designation under the *Ontario Heritage Act*. The Planning, Infrastructure and Economic Development Department recommends that the amendment be approved.

DISPOSITION

Committee and Council Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

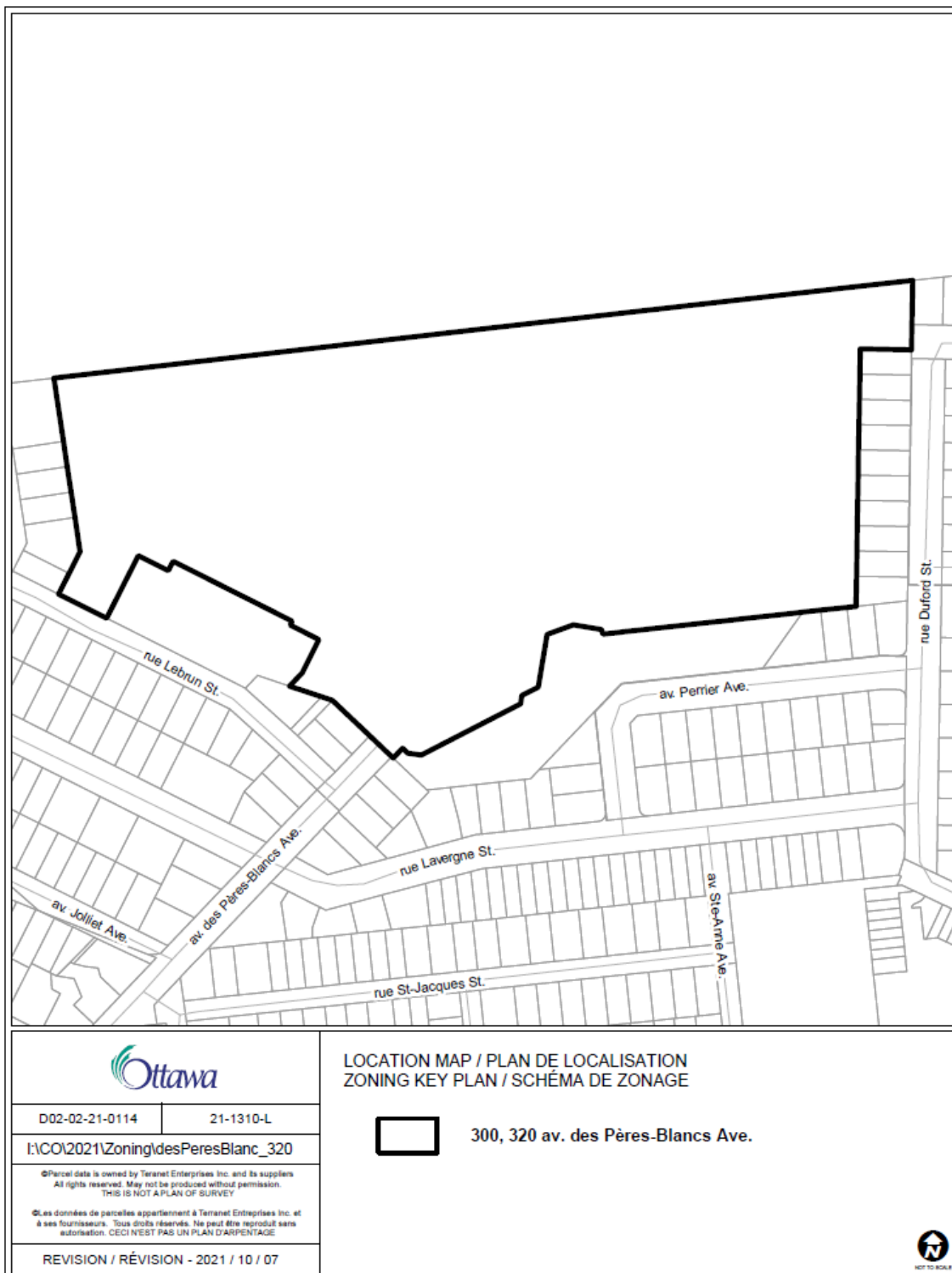
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department 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](https://geoottawa.ca)

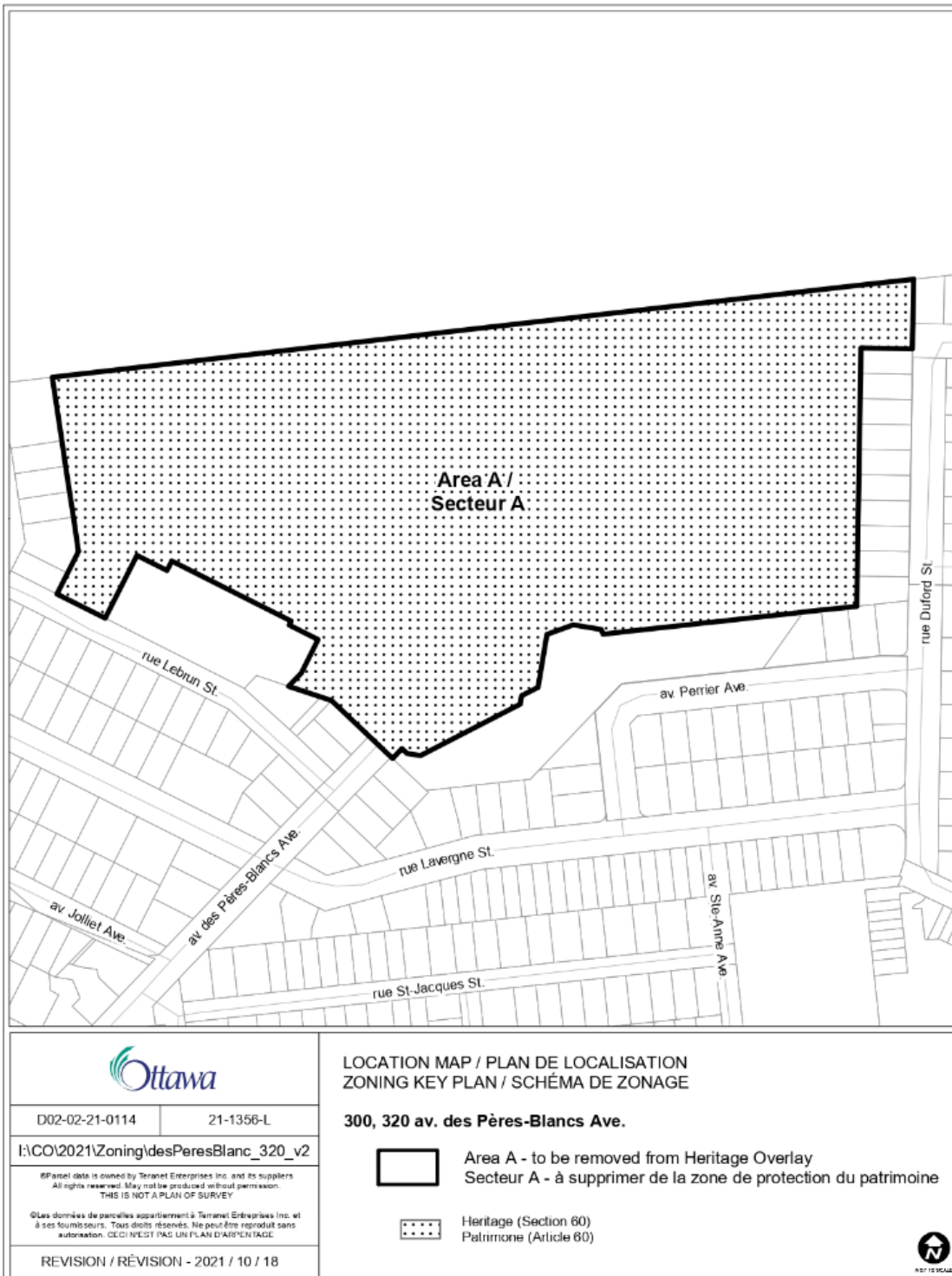


Document 2 – Details of Recommended Zoning

The proposed change to Zoning By-law 2008-250 for 300 and 320 des Pères-Blancs Avenue is as follows:

1. Remove Area A in Document 3 from the Heritage Overlay.

Document 3 – Zoning Key Map



Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Two members of the public contacted City staff during the consultation period to express support for the proposal.

Public Comments and Responses

Comment 1:

We are very happy to support any proposal to get the sugar shack rebuilt as quickly as possible.

Comment 2:

I support the project and am glad it will stay in Vanier. I went there as a child.

Document 5 – Council Motion, October 13, 2021

MOTION

Moved by Councillor M. Fleury

Seconded by Councillor T. Tierney

WHEREAS to permit a new maple syrup production building-sugar shack at 320, avenue des Pères Blancs Avenue for the 2022 season it is necessary to move forward with a rezoning at the earliest possible opportunity;

BE IT RESOLVED THAT the Rules of Procedure be suspended to consider the following Motion, for staff to analyse the possibility of rezoning 320, avenue des Pères Blancs Avenue to lift the heritage overlay to permit a larger new maple syrup production building – sugar shack.

WHEREAS Richelieu Vanier Park contains a large natural wooded area within the City's inner area; and

WHEREAS this wooded area is used in part for the collection of sap in the production of maple syrup; and

WHEREAS the building used for the production of maple syrup was destroyed by fire; and

WHEREAS a new building on the property is slightly larger (approximately one third larger – 71 square metres) with the added floor space being in the front yard; and

WHEREAS the current zoning on the property has a heritage overlay that requires new buildings to be the same size as a previous building on the property and an addition to not be located in the front yard; and

WHEREAS the need to comply with the zoning is required to obtain a building permit; and

WHEREAS there are timing issues related to obtaining a building permit so that the new building can be open for the maple syrup season of 2022;

THEREFORE BE IT RESOLVED that staff be directed to investigate the possibility of rezoning the property to lift the heritage overlay and report back to Planning Committee with a recommendation on November 8, 2021; and

BE IT FURTHER RESOLVED that the recommendation of Planning Committee rise to Council on November 10, 2021 along with any implementing by-law; and

BE IT FURTHER RESOLVED that to allow Staff to report back to Planning Committee by November 8, 2021 the public notification period be shortened to October 28, 2021;

BE IT FURTHER RESOLVED that the property Owners be exempt from any associated planning application fees.

CARRIED

Document 6 – Statement of Cultural Heritage Significance

RICHELIEU PARK- 300-310 DES PÈRES BLANCS AVENUE FORMERLY VANIER

Bylaw 3604

Statement of Reason for Designation- Richelieu Park

The Richelieu Park property is recommended for designation because of historical, contextual and architectural significance. This property was developed in 1938 as a seminary to prepare missionaries for work in Africa. The seminary and its practice of teaching in the French language was the only one of its kind to be established in Canada. It is a good example of an early 20th century institutional facility blending an imposing institutional building in a natural setting.

The architectural and landscaping elements of significance are:

- a) The Public Library building- its simple institutional shape, the metal roof edging including the cross, the red brick façade with the small windows and the beige brick triangular shapes above the windows;
- b) The statue of Mary, its pedestal and the circle of landscaping around it, oriented at the end of the tree-lined des Pères-Blancs Avenue;
- c) The maple stand of trees in the Richelieu forest;
- d) The two stone columns, the plaques on each and the black iron fencing at the entrance to the site- one the few elements remaining from the initial 1938 site work.