FOTENN



223 and 235 Ste-Anne Avenue, Vanier

Planning Rationale
Zoning By-law Amendment
October 15, 2026

FOTENN

Prepared for Maison Marie-Louise

Prepared by Fotenn Planning + Design
420 O'Connor Street
Ottawa, ON K2P 1W4

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1.0 Introduction 2

1.1 Purpose of Application 2

2.0 Site Context and Surrounding Area 3

2.1 Subject Property 3
2.2 Surrounding Area Context 3
2.3 Public Transit Network 4
2.4 Transportation Network 4

3.0 Project Overview 6

4.0 Planning Policy and Regulatory Framework 7

4.1 Provincial Planning Statement, 2024 7
4.2 City of Ottawa Official Plan (2022) 8
4.2.1 Strategic Directions (Section 2.1) 8
4.2.2 Cross-Cutting Issues (Section 2.2) 8
4.2.3 Transect Policy Area 9
4.2.4 Urban Designation and Overlay 10
4.3 Zoning By-law (2026-50) 12

5.0 Zoning By-law Amendment 14

6.0 Conclusion 15

1.0
Introduction

Fotenn Consultants Inc. (“Fotenn”) is pleased to submit this Planning Rationale on behalf of Maison Marie-Louise, in support of a Zoning By-law amendment for the lands municipally known as 233 and 235 Ste-Anne Avenue, located in the Vanier neighbourhood of the City of Ottawa.

1.1 Purpose of Application

The proposed amendment will support the continued operations of Maison Marie-Louise, a long-standing nonprofit that has been providing community programing and services to the Vanier neighbourhood since 2005. The application is intended to demonstrate the appropriateness of ‘community centre’ as a permitted use on the subject property. The proposed Zoning By-law Amendment is to amend the existing zoning on the subject property to include “community centre” within an exception to the Neighbourhood Subzone 4B (N4B), in order to bring the existing operations of Maison Marie-Louise into conformity with the City of Ottawa’s Comprehensive Zoning By-law (2026-50).



Figure 1: View of subject property at 233 and 235 Ste-Anne Avenue

2.0
Site Context and Surrounding Area

2.1 Subject Property

The subject property is a corner lot municipally known as 233 and 235-Ste Anne Avenue and is located within Ward 12 (Rideau-Vanier) in the City of Ottawa. The lands are legally described as Part 1 Plan of Lots 68 and 69 Registered Plan 246 in the City of Ottawa. The site has a total area of 576.26 square metres, on a rectangular lot, with frontage of 19.90 metres on Montfort Street and 28.96 metres on Ste-Anne Avenue. (Figure 2). The property is connected to municipal services.

The lot is currently occupied by a two-storey building originally constructed as a townhome facing directly onto Ste-Anne Avenue. The lands include a small parking area with 4 parking spaces accessed from Montfort Street with an accessory detached garage now used for storage, with an approximate area of 20 square metres located in the rear yard. The subject property includes an entrance via the rear lot with an accessibility ramp. The site is currently used as a community centre for the nonprofit organisation Maison Marie-Louise. The organisation operates between 10:00 am and 5:00 pm providing community services and a thrift store to the Vanier neighbourhood in the City of Ottawa.



Figure 2: Aerial Photo of Subject Property

2.2 Surrounding Area Context

The subject property is located on the corner of Ste-Anne Avenue and Montfort Street, approximately 150 metres north of Montreal Road, in the Vanier neighbourhood of the City of Ottawa. Surrounding land uses are described as follows:

North: Immediately north of the subject property, across Montfort Street is a low-rise residential neighbourhood. Further north is Nault Park, additional residential properties, the Centre Richelieu Vanier community centre and the Beechwood Cemetery.

East: To the east along Montfort Street is a low-rise residential community. A mix of residential properties, commercial uses along Montreal Road, and Les Filles de la Sagesses, as well as the Notre Dame Cemetery are located further east of the subject property.

South: Along St-Anne Avenue, are a mix of uses such as residential including the John Howard Society. Also, along St-Anne is a long-standing warehouse building. South of the site along Montreal Road is the Salvation Army Thrift Store and the Wabano community centre.

West: West of the subject property across Ste-Anne Avenue is a one storey Auto Service Station and Auto-shop Dealership. Further west is a low-rise residential neighbourhood.

2.3 Public Transit Network

The subject property is located along Ste-Anne Avenue and Montfort Street. The subject property is located in close proximity to Montreal Road which is identified as a Transit Priority Corridor.

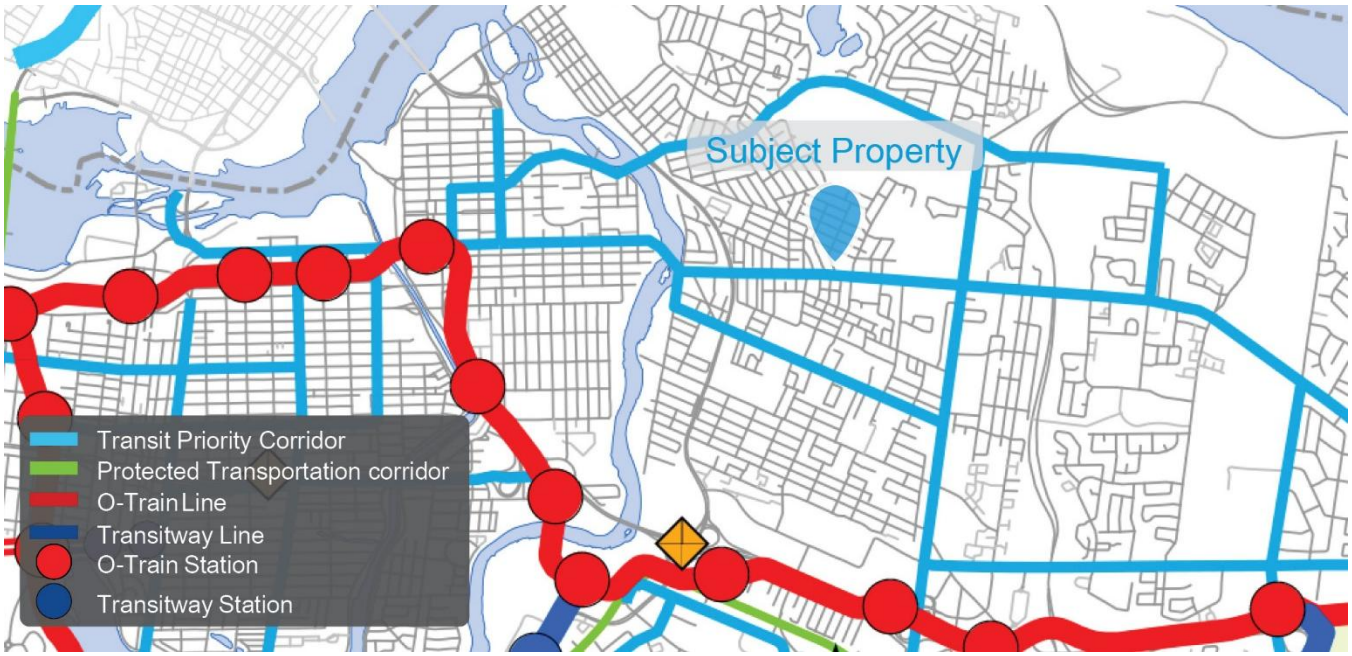


Figure 3: Schedule C2 - Transit Network of the City of Ottawa Official Plan

2.4 Transportation Network

The subject property is located on local roads. Schedule C4-Urban Road Network identifies the subject property in close proximity to Montreal Road identified as an arterial road, and Granville Street, identified as a collector road. Arterial roads are intended to function as major corridors in the urban communities, accommodating a variety of transit modes including vehicle, pedestrian, bicycle, and public transportation. Collector roads are intended to distribute traffic between local residential and commercial areas and the arterial system. They handle lower speeds and volumes than arterials, accommodating transit routes, pedestrians, and cyclists.

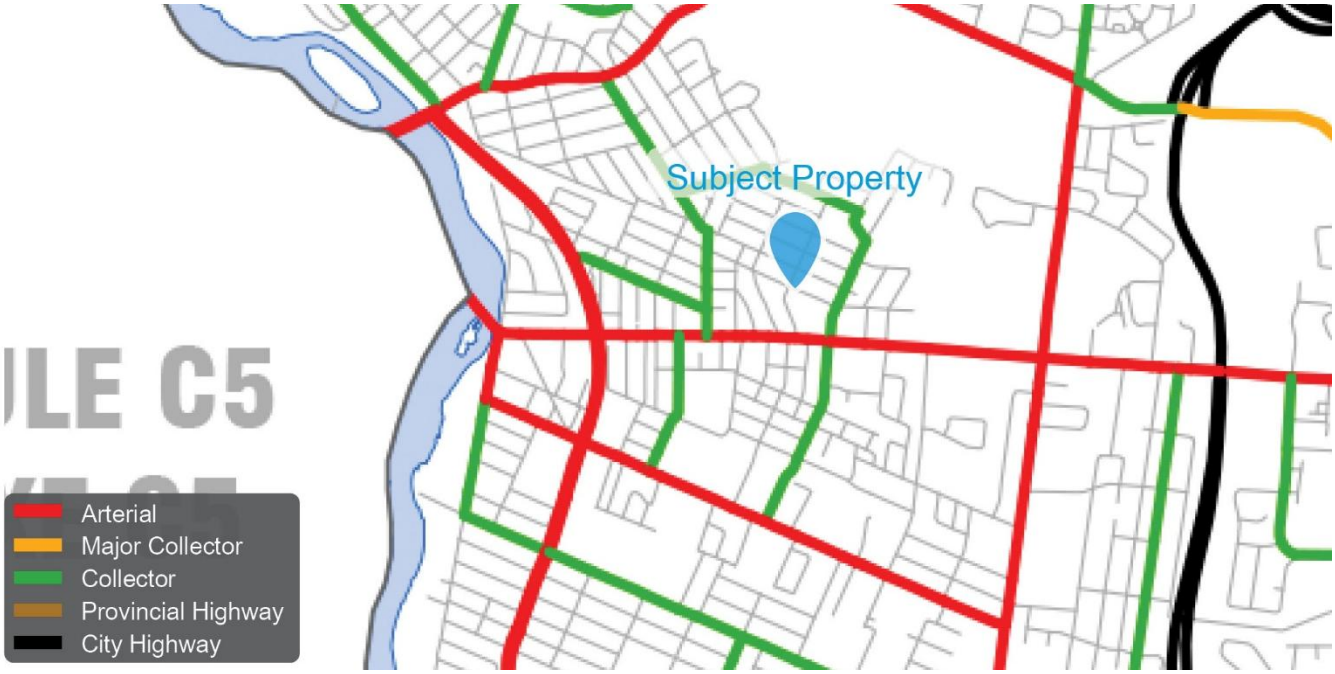


Figure 4: Schedule C4 - Urban Road Network, City of Ottawa Official Plan

3.0
Project Overview

The subject property is owned and run by Maison Marie-Louise a nonprofit organization that works to support the needs of the francophone population in the Vanier community. Operating since 1997 Maison Marie-Louise originally began at 67 Genest Street, then moved to 287 Montreal road in 2001, and now also at 235 Ste-Anne Avenue in 2005. Recognized as a place of welcome that has proven its community impact, Maison Marie-Louise obtained its non-profit status in 2005.

Maison Marie-Louise is a local community outreach centre that offers a variety of community programs and services, including information sessions, computer training, community visits and outings for families, and holiday celebrations. Its success is rooted in programming that promotes a human-centred approach based on listening, welcoming others, positive regard, and compassion. As a result of their community programs over the years, Maison Marie-Louise has become an important place for intercultural exchange and community connection within the Vanier neighbourhood.

In addition to the community programming, Maison Marie-Louise operates a thrift store that accepts donation from the community and provides families with affordable access to basic necessities, such as bedroom equipment, bedding, small appliances, seasonal and other clothing. The thrift store is a core component of the organization, serving as both a source of revenue that helps sustain its operations and a resource that supports the delivery of its broader community programs.

4.0
Planning Policy and Regulatory Framework

4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically strong and that enhances quality of life. The PPS promotes a mix of complementary uses in built-up areas to efficiently use land where existing infrastructure and public service facilities are readily available. The relevant policy interests to the subject property are as follows:

2.1.6 Planning authorities should support the achievement of complete communities by:

a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

b) Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

c) Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.
2. To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
   a) To accommodate a significant population and employment growth;
   b) As focal areas for education commercial, recreation, and cultural uses;
3. Planning authorities should:
   a) Prioritize planning and investment for infrastructure and public service facilities in strategic growth areas

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:
   a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
   d) Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities
   e) Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses

The requested amendment is consistent with the policies in the Provincial Planning Statement, 2024, and is supportive of efforts to improve the social, health, and economic well-being of current and future residents. Given the existing development's proximity to a Mainstreet Corridor and being within an established urban residential neighbourhood, the proposed amendment for a community centre supports the provincial goals of building complete communities that efficiently provide community services, improve accessibility and social equity and overall quality of life. Based on the presence of the organisation at the subject property since 2005, it has proven over time to be compatible and supportive of the long-term prosperity of the area.

4.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people and 827,000 jobs. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

4.2.1 Strategic Directions (Section 2.1)

The Official Plan proposes five (5) broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century. The relevant policy directions, among other policies, include the following:

3) **Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.**

   A goal of the Official Plan is to contribute towards stronger, more inclusive and more vibrant neighbourhoods and Villages. The Official Plan introduces a transect approach to distinguish Ottawa's distinct neighbourhoods and rural Villages, resulting in policies that are better tailored to an area's context, age and function in the city. Policies associated with land use designations, including Hubs, Corridors, Neighbourhoods and Rural Villages are specific to the context of each transect.

4) **Embed environmental, climate and health resiliency and energy into the framework of our planning policies.**

   The Official Plan contains policies to encourage the evolution of neighbourhoods into healthy, inclusive and walkable 15-minute neighbourhoods with a diverse mix of land uses. It also includes policies to help the City achieve its target of 100 per cent greenhouse gas emissions reduction by 2050, its target of a 40 per cent urban forest canopy cover and to increase the City's resiliency to the effects of climate change.

4.2.2 Cross-Cutting Issues (Section 2.2)

Six cross cutting issues have been identified that are essential to the achievement of a liveable city, which are implemented through the policies in multiple sections of the Official Plan:

- Intensification
- Economic Development
- Energy and Climate Change
- Healthy and Inclusive Communities
- Gender Equity
- Culture

The relevant policy intents of the cross-cutting issues that relate to the proposed application are as follows:

Section 2.2.1 Intensification and Diversifying Housing Options

1) **Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods**

   This Plan envisions directing residential intensification towards Hubs, Corridors and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk. This direction will support an evolution of these areas towards becoming 15-minute neighbourhoods. It will also contribute to the needs of an increasingly diverse population with a range of abilities, incomes, ages and cultural needs by enhancing accessibility to more vibrant areas with social interaction, cultural organizations, health services and community facilities.

Section 2.2.2 *Economic Development*

4) Policy 4 of Section 2.2.2. states that commercial and community uses within Neighbourhoods are generally service oriented and are limited in size or area.

These uses tend to be schools, community centres, recreational facilities, libraries and smaller scale commercial uses including limited retail, restaurants and personal service businesses. These uses are part of achieving 15-minute neighbourhoods. Some Neighbourhood areas, depending on their specific context, may have requirements for minimum employment uses and/or density.

Section 2.2.4 Healthy and Inclusive Communities

1) Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting services and amenities

Healthy, walkable, 15-minute neighbourhoods are compact, well-connected places with a clustering of a diverse mix of land uses; this includes a range of housing types and affordability, shops, services, access to food, schools and local childcare, employment, greenspaces, parks and pathways. They are complete communities that support active transportation and transit, reduce car dependency and enable people to live car-light or car-free. 15-minute neighbourhoods allow people to walk to meet their daily or weekly needs by bringing destinations closer together. They enable easy, safe and enjoyable connections between destinations.

15-minute neighbourhoods vary from one context to another and are always evolving. Depending on the local context and the people that live there, there are a range of features and characteristics. Key attributes of 15-minute neighbourhoods include the following,

c) Public service facilities such as parks and public spaces, schools, community centres, licensed childcare centres, recreational facilities and libraries. Publicly accessible places for people to connect that contribute to quality of life and well-being are especially important as neighbourhoods continue to intensify.

The proposed amendment will help implement the objectives set out in the Strategic Directions and Cross-Cutting Issues, particularly with respect to the evolution towards 15-minute cities, economic development and healthy and inclusive communities. The proposed amendment will facilitate the provision of 15-minute neighbourhood, by providing a small-scale compatible use within a residential area. The provision of a community centre within a residential area is consistent with the key attributes of 15-minute neighbourhoods for providing a public service that is easily accessible, contributes to the promotion of quality of life and is inclusive.

4.2.3 Transect Policy Area

The subject property is located within the Inner Urban Transect on Schedule A – Transect Policy Areas in the City of Ottawa Official Plan. The Inner Urban Transect is an area that immediately surrounds the Downtown Core. The built form and site design in the Transect includes both urban and suburban characteristics with the intended patterns being urban. The Official Plan anticipates the Inner Urban transect to continue to develop as a mixed-use environment where a full range of services are located within a walking distance from home to support the growth of 15-minute neighbourhoods.

The applicable policies as they relate to the proposed amendments are as follows:

5.2.1 Enhance or establish an urban pattern of built form, site design and mix of uses

4) The Inner Urban Transect shall continue to develop as a mixed-use environment, where:

b) Small, locally oriented services may be appropriately located within Neighbourhoods;

c) Existing and new cultural assets are supported

The community centre use adheres to the policy direction of 5.2.1 as it facilitates the continued use of a small, locally oriented community service that integrates well with the existing community.

4.2.4 Urban Designation and Overlay

The subject property is designated as a Neighbourhood (Figure 10). Neighbourhoods are contiguous urban areas that constitute the heart of communities. Neighborhood policies will allow for the development of a full range of choice of housing, which complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods.



Figure 5: Official Plan Designation for the Subject Property

In addition to its Neighbourhood designation, the subject property also has an Evolving Neighbourhood Overlay applied. The Evolving Overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change towards more diverse functions of land. The Overlay is intended to provide opportunities that allow the City to reach the goals for intensification and growth through the Zoning By-law.

The applicable policies in the Neighbourhood overlay, as they relate to the proposed amendments are as follows:

6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan

1) Permitted building heights in Neighbourhoods shall be Low-rise;

4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

d) To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that;

i. Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;

ii. Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;

6.3.2 Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods

6.3.3 Ensure that neighbourhoods form the cornerstone of livability in Ottawa

1) The City shall allow, through the Zoning By-law, small-scale non-residential uses such as retail, service, cultural, leisure and/or entertainment functions on all Collector streets; in clusters of areas that currently have these functions and uses present; and by identifying new streets that could foster small scale non-residential growth. Where the Zoning By-law allows for these uses, the Zoning By-law will also permit fluid switch between residential and non-residential small scale uses, to support flexible market needs and resilience of buildings.

3) Where a small-scale non-residential use is currently not permitted as-of-right in the Zoning By-law and is proposed, the City will consider permitting these uses, provided the development meets all of the following:

a) They are small scale and serve the surrounding lands;

b) They are conveniently located with respect to concentrations of residential development and provide direct access for pedestrians and cyclists from adjacent residential areas;

c) They help to facilitate interaction among residents and contribute to healthy 15-minute neighbourhoods; and

e) They are of a size and scale that shall not result in the attraction of large volumes of vehicular traffic from outside the immediate area.

The proposed community centre is consistent with the Neighbourhood designation to accommodate a range of housing forms and support for small-scale, locally oriented non-residential uses. The subject property operates from an existing two-storey townhouse unit with a gross floor area of approximately 420 square metres and functions at a neighbourhood scale. The use provides community-based programming and services that are complementary to the surrounding residential area and contributes to a complete community.

Asie from the addition of a small accessory structure in the rear-yard, no changes to the existing building are being proposed, and the use will continue to operate within an existing low-rise built form that is compatible with the surrounding residential area. The requested amendment does not introduce any adverse impacts related to scale, massing, traffic, noise, or compatibility.

The subject property's location further supports the proposed use. Situated on a corner lot along Ste-Anne Avenue and in close proximity to a Mainstreet Corridor, the site benefits from the convenient pedestrian, and transit access. The surrounding area contains a mix of community-oriented uses already, including the John Howard Society and Salvation Army Thrift Store, demonstrating an established pattern of small-scale service and support organizations within the neighbourhood

The proposed amendment also advances the Official Plan's objective of creating 15-minute neighbourhoods by permitting a community centre use that is accessible to local residents and provides opportunities for community connection.

It is our professional opinion that the proposed amendment conforms to the intent of the Inner Urban Transect, the Neighbourhood designation, and the Evolving Neighbourhood Overlay of the City of Ottawa Official Plan.

4.3 Zoning By-law (2026-50)

The subject property is zoned N4B H (11) - Neighbourhood Subzone 4B in Zoning By-law 2026-50, with a permitted maximum height of 11 metres. According to Section 199 of the Zoning By-law, the current use of the site would be defined as a *community centre,* which is not a permitted use in the zoning.

Community centre means a facility that offers a variety of recreational, cultural, social, instructional and community service programs or skills training, and may include a medical facility, daycare, library, place of assembly, restaurant and retail store, and does not include a hospital, rooming unit, shelter, or group home.

The proposed Zoning By-law Amendment for the subject property is to add 'community centre' as a newly permitted use through a site-specific zoning exception.

The existing building and use otherwise adheres to the purpose of the N4B zone through maintain a built-form consistent with the existing and planned built form as well as permitting a small-scale, compatible community use.

The table below, provides a summary of the Neighbourhood Subzone 4B, as detailed in Zoning By-law 2026-50, and demonstrates how the existing structure meets the provisions

Provisions	Provision	Current Conditions	Compliance
Minimum lot width (m)	7.5	28.96	Y
Minimum front yard setback (m)	4.5	Irregular and within 3	N
Minimum total interior side yard setback (m)	1.8	9	Y
Minimum rear yard setback	25% of lot depth		Y
Accessory Buildings (s.102)			
Maximum number of accessory buildings on a lot	2	2	Y
Minimum required separation distance for any accessory building from any other building located on the same lot (m)	0	1>	Y
Minimum required setback from a lot rear or exterior lot line (m)	1.2 except 0 for garage accessing the street	0 for garage	Y
Minimum lot line setback from interior side lot line (m)	0.6	< 2.0 m	Y
Permitted height (m)	3.6 with 3.2 for the exterior walls	3.20 2.29 – exterior walls	Y

Maximum size	50 per cent of the yard; and with a cumulative floor area of 55 square metres	Approx – 20 sq.m	**Y**

As demonstrated in the table above, the proposal complies with the general intent and most of the provision of the zone. The application will also regularize the current non-conforming zoning provisions relating to the existing built form.

5.0
Zoning By-law Amendment

The Zoning By-law Amendment proposed through this application seeks to facilitate the continued operations of the Maison Marie-Louise nonprofit organization on the subject property, by adding ‘community centre’ as a permitted use through a site-specific zoning exception. The amendment would maintain the existing 11-metre height limit, as the intent of the application is limited to permitting the proposed community centre use.

As addressed in the report, a community centre would be an appropriate use as it will accommodate the goals set out in the Provincial Planning Statement and Official Plan.

- The amendment is consistent with the PPS as it supports the objectives of the Province to enhance quality of life and promote a public service use within an established and growing community. The use would further support the development of complete communities.
- The application is further consistent with the City-wide objectives and policies set out in the Official Plan, as it relates to policies set out for Inner Urban Transect Areas and Neighbourhood designations to create 15-minute neighbourhoods and promote small, locally oriented services within neighbourhoods (5.2.1.4).
- The subject property also complies with the general intent of the zone as it strengthens locally oriented services and supports non-residential uses in appropriate locations in the community. The additionally permitted use in this zone for the subject property supports the existing operations of the Maison Marie-Louise and is compatible with the goals of a community centre that requires flexibility, including the provisions for construction additional accessory units on the subject site, should the organization consider their evolving needs.
- Further, based on the situation of the subject property and its location near similar uses, including being adjacent to an automobile service station, the location of the site demonstrates further appropriateness for providing a non-residential use. The existing use since 2005, demonstrates the supportability of the amendment for the public interest further.

As it was identified that the existing front-yard setback does not comply with the provisions of the current zoning by-law, an amendment to for a reduced front yard setback is also requested. This setback was legally established under a previous by-law framework and has been the prevailing condition since construction of the building. The amendment is appropriate in that it brings an existing and previously approved structure into conformance with the current by-law framework.

6.0
Conclusion

The Planning Rationale has been prepared in support of a Zoning By-law Amendment application for the existing use at 233 and 236 Ste-Anne Avenue. The existing building currently operates as community centre use, providing programming, training, and retail use for the surrounding community for the surrounding community. Operating since 2005, Maison Marie-Louise is now in legal non-conformance to the permitted uses of the N4B zone in City of Ottawa's Zoning By-law (2026-50). The rezoning will bring the existing use in conformance with the zoning by-law and allow the nonprofit organization to continue, as their operations continue in the Vanier neighbourhood.

Based on our review of the applicable policy framework, it is our professional opinion that the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024), conforms with the City of Ottawa Official Plan, represents good land use planning, and is in the public interest.

Should you have any questions please contact the undersigned.

Sincerely,





Tim Beed, MCIP RPP
Associate

Samuel Farkas B.ES
Planner