

10. ZONING BY-LAW AMENDMENT – TO PERMIT FARMERS’ MARKETS IN VILLAGE SQUARE PARK, BYRON LINEAR TRAMWAY PARK AND THE RIVERVIEW PARK AND RIDE

MODIFICATION AU RÈGLEMENT DE ZONAGE VISANT À PERMETTRE LA PRÉSENCE DE MARCHÉS DE PRODUCTEURS DANS LE PARC VILLAGE SQUARE, DANS LE PARC LINÉAIRE DE TRAMWAY BYRON AINSI QUE DANS LE PARC-O-BUS RIVERVIEW

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve:

1. an amendment to Zoning By-law 2008-250 to permit farmers’ markets in three locations in the city: Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park; a portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue; and Riverview Park and Ride – 650 Earl Armstrong Road, as detailed in Documents 1 and 2, with the following amendment to the staff report:
 - that the word “heritage” be struck from paragraph 3 of page 5 of the report where it is used to describe the barn located on the unaddressed parcel of land abutting Village Square Park; and
2. that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve :

1. une modification au Règlement de zonage 2008-250 afin de

permettre l'implantation de marchés de producteurs à trois endroits de la ville : au parc Village Square à Stittsville, sur une partie du 6000, rue Abbott Est et sur une parcelle sans adresse municipale situé à l'est du parc Village Square; dans une partie du parc linéaire de tramway Byron, qui longe le chemin Richmond entre les avenues Broadview et Golden; et dans le parc-o-bus Riverview, au 650, chemin Earl Armstrong, comme l'expose en détail les documents 1 et 2, avec la modification suivante au rapport du personnel :

- que le terme « patrimoniale » soit supprimé de la page 5 (paragraphe 3) du rapport, où il est utilisé pour décrire la grange située sur la parcelle sans adresse jouxtant le parc Village Square.
2. qu'en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire, aucun nouvel avis ne soit donné.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 9 March 2017 (ACS2017-PIE-PS-0014)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 9 mars 2017 (ACS2017-PIE-PS-0014)
2. Extract of draft Minutes, Planning Committee, 28 March 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 mars 2017
3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 26 April 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 26 avril 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
March 28, 2017 / 28 mars 2017**

**and Council / et au Conseil
April 12, 2017 / 12 avril 2017**

**Submitted on March 9, 2017
Soumis le 9 mars 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden

Acting Director / Directrice par intérim

Planning Services / Service 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: STITTSVILLE (6), KITCHISSIPPI
(15), GLOUCESTER-SOUTH NEPEAN
(22) / GLOUCESTER-NEPEAN SUD
(22)**

File Number: ACS2017-PIE-PS-0014

**SUBJECT: Zoning By-law Amendment – To permit Farmers' Markets in
Village Square Park, Byron Linear Tramway Park and the
Riverview Park and Ride**

**OBJET: Modification au Règlement de zonage visant à permettre la
présence de marchés de producteurs dans le parc Village Square,**

**dans le parc linéaire de tramway Byron ainsi que dans le parc-o-
bus Riverview**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to permit farmers' markets in three locations in the city: Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park; a portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue; and Riverview Park and Ride – 650 Earl Armstrong Road, as detailed in Documents 1 and 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 12 April 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 afin de permettre l'implantation de marchés de producteurs à trois endroits de la ville : au parc Village Square à Stittsville, sur une partie du 6000, rue Abbott Est et sur une parcelle sans adresse municipale situé à l'est du parc Village Square; dans une partie du parc linéaire de tramway Byron, qui longe le chemin Richmond entre les avenues Broadview et Golden; et dans le parc-o-bus Riverview, au 650, chemin Earl Armstrong, comme l'expose en détail les documents 1 et 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 avril 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.

EXECUTIVE SUMMARY

Assumptions and Analysis

This report recommends amendments to permit farmers' markets in three locations in the city. The markets will be operated by the Ottawa Farmers' Market Association. Hours of operation and other details regarding the operation of the markets will be controlled through agreements between Ottawa Farmers' Markets and the City of Ottawa.

Farmers' Markets provide walking-distance access to locally-produced foods as well as opportunities to meet and make social connections in the community. The markets also support local farmers and can serve as an incubator for small business. However, like any commercial use, markets can have impacts for the surrounding area in the form of increased traffic and higher demand for parking. Various actions can be taken to address these impacts to ensure the markets are a positive element in the community, as detailed in this report.

Public Consultation/Input

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

Planning Services received over 100 comments from members of the public, with the majority of the comments in favour of the proposed amendments. For the Byron Market, approximately 80 comments were received in support and approximately 14 were opposed. For the Stittsville Market, 14 comments were in favour and one was opposed. Five comments in support of the Riverview Market were received. Residents provided comments concerning traffic, parking, refuse removal, park maintenance and preservation of greenspace.

RÉSUMÉ

Hypothèses et analyse

Le présent rapport recommande des modifications en vue de permettre la présence de marchés de producteurs sur trois emplacements de la ville. Ces marchés seront exploités par l'Ottawa Farmers' Market Association. Les heures d'ouverture et les autres détails entourant l'exploitation de ces marchés seront contrôlés dans le cadre d'accords passés entre Ottawa Farmers' Markets et la Ville d'Ottawa.

Les marchés de producteurs donnent accès, à distance de marche, à des denrées produites localement et offrent la possibilité de rencontrer des gens et de tisser des liens sociaux au sein de la collectivité. Ces marchés soutiennent par ailleurs les agriculteurs de la région et peuvent servir de pépinières de petites entreprises. Toutefois, comme pour toute utilisation commerciale, les marchés peuvent avoir des répercussions sur le secteur environnant, notamment avec une augmentation de la circulation et de la demande en places de stationnement. Diverses mesures peuvent être adoptées pour atténuer ces répercussions et ainsi faire des marchés autant d'éléments positifs dans la collectivité, comme l'expose en détail le présent rapport.

Consultation publique et commentaires

Un avis public a été donné à cet égard et une consultation publique a eu lieu conformément à la politique concernant les avis et les consultations publics approuvée par le Conseil municipal pour les modifications au Règlement de zonage.

Les Services d'urbanisme ont reçu plus d'une centaine de commentaires de membres du public, la majorité favorable aux modifications proposées. En ce qui concerne le marché Byron, environ 80 commentaires ont été reçus pour soutenir ce projet et environ 14 pour s'y opposer. Pour le marché de Stittsville, 14 commentaires étaient favorables et un défavorable. Cinq commentaires favorables au marché Riverview ont été reçus. Les résidents ont fait part de commentaires au sujet de la circulation, du stationnement, de la collecte des déchets, de l'entretien des parcs et de la conservation des espaces verts.

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](#).

This report proposes City-initiated zoning amendments to permit a farmers' market in the following three locations: Village Square Park in Stittsville, part of 6000 Abbott Street East and a small unaddressed parcel to the east of Village Square Park; a portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue, and; Riverview Park and Ride – 650 Earl Armstrong Road.

Description of Site Locations and Proposal Details

Location 1 – Part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park.

Village Square Park is a community park located at the southeast corner of Abbott Street East and Stittsville Main Street. There are commercial uses along Stittsville Main Street to the west of the park, and low-density residential uses across the street from the park on Abbott Street East, and to the south abutting the park on Orville Street. The Trans Canada Trail crosses through the park.

The lands are currently zoned O1 – Open Space. It is proposed to rezone the lands to add an exception to permit a farmers' market operated by Ottawa Farmers' Market Association. Operation of the market will be controlled through agreements between Ottawa Farmers' Markets and the City of Ottawa. The market is planned to operate on Fridays between June and October, noon to 6:00 pm. There would be 10 to 20 vendors at this location.

In response to suggestions from the public and the Ward Councillor, it is proposed to add a small parcel of land to the east of Village Square Park to the lands affected by the proposed zoning amendment.

The unaddressed parcel of land is approximately 90 square metres in area. A heritage barn, approximately 50 square metres in size, is located on the subject lands. The parcel is currently zoned O1 – Open Space. It is proposed to rezone the lands to add an exception to allow one farmers' market stand. The market stand would be limited to an area of approximately 50 square metres, which is the approximate size of the heritage barn. The effect of the amendment would be to permit a farmer to sell

seasonal produce independently, or as part of the Ottawa Farmers' Market to be operated on Village Square Park. Re-selling of products not produced by the farmer would be prohibited. Construction of a new building or permanent structure in association with the farmers' market would not be permitted. The amendment would allow storage of materials in the barn, if those materials are associated with the operation of a farmers' market.

Location 2 – Byron Linear Tramway Park Farmers' Market is located on the south side of Richmond Road between Broadview Avenue and Golden Avenue. Low-density residential uses are to the south along Byron Avenue, and apartment buildings, a retirement residence and a production studio are on the north side of Richmond Road.

The Byron Farmers' Market has been in operation for five years, however it has come to the attention of Planning Services that a Zoning By-law amendment is needed to permit the operation of a farmers' market at this location. The lands are currently zoned O1 – Open Space. It is proposed to rezone the lands to add an exception to permit a farmers' market operated by Ottawa Farmers' Market Association. Operation of the market will be controlled through agreements between Ottawa Farmers' Markets and the City. The market is planned to operate on Saturdays between May and October, 9:30 a.m. to 3 p.m. There would be approximately 50 vendors at this location.

Staff are also proposing a provision that would require vendors to be set back a minimum of 6 metres from the War Memorial, to provide adequate separation between the Memorial and the market.

Location 3 - Riverview Park and Ride, 650 Earl Armstrong Road, is located on the south side of Earl Armstrong Road, east of River Road. A shopping plaza is to the north of the subject lands. To the south and east there are townhomes and to the west there are vacant lands fronting on Earl Armstrong Road and River Road.

The subject lands are zoned DR-Development Reserve. It is proposed to rezone the lands to add an exception to permit a farmers' market operated by Ottawa Farmers' Market Association. Operation of the market will be controlled through agreements between Ottawa Farmers' Markets and the City. The market is planned to operate June through October on Sundays, 9 a.m. - 2 p.m. There would be 20 to 50 vendors at this location.

DISCUSSION

Public consultation

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

Planning Services received over 100 comments from members of the public. The majority of the comments were in favour of the proposed amendments. For the Byron Market, approximately 80 comments were received in support and approximately 14 were opposed. For the Stittsville Market, 14 comments were in favour and one was opposed. Five comments in support of the Riverview Market were received. Residents provided comments concerning traffic, parking, refuse removal, park maintenance and preservation of greenspace.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation and other applicable policies

Stittsville Village Square Market

The land for the Stittsville Village Square Market, located at 6000 Abbott Street East and the unaddressed parcel located east of Village Square Market are designated Traditional Mainstreet, as shown in Schedule B of the Official Plan. The policies for Traditional Mainstreets permit a broad range of uses, including retail and service commercial uses, offices, residential and institutional uses. Under the Stittsville Main Street Secondary Plan and the Stittsville Main Street Community Design Plan, the land is designated Village Centre Precinct. Policies in both Plans identify this area as a key location to enhance the traditional village atmosphere. The policies encourage development and redevelopment to include non-residential uses at street level to promote pedestrian use and commercial premises serving both residents and users of the Trans Canada Trail.

Byron Park Market

The lands along Byron Avenue between Broadview and Golden Avenues are designated Traditional Mainstreet, as shown in Schedule B of the Official Plan. The policies for Traditional Mainstreets permit a broad range of uses, including retail and service commercial uses, offices, residential and institutional uses. Policies in the

Richmond Road/Westboro Secondary Plan and Community Design Plan encourage the preservation and enhancement of the Byron Tramway Park.

Riverside South Market

The land located at 650 Earl Armstrong Road is designated General Urban Area, as shown in Schedule B of the Official Plan. The policies for the General Urban Area permit all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

Ottawa Farmers' Markets Association

Ottawa Farmers' Markets is a not-for-profit, producer-run association that operates in accordance with the requirements for farmers' markets as defined in the *Ontario Health Protection and Promotion Act*, R.R.O. 1990, REGULATION 562,

“farmers' market” means a central location at which a group of persons who operate stalls or other food premises meet to sell or offer for sale to consumers products that include, without being restricted to, farm products, baked goods and preserved foods, and at which the majority of the persons operating the stalls or other food premises are producers of farm products who are primarily selling or offering for sale their own products”.

Ottawa Farmers' Markets Association is an incorporated body that is governed by by-law through a Board. Vendors are required to comply with the requirements of the Board and may be fined for non-compliance. According to the Ottawa Farmers' Markets Vendors' Handbook of Rules and Regulations the mission of the association is to “maintain a Farmers' Market for the purpose of marketing Ottawa Region, farm, agricultural and craft products and to improve production of, stimulate public interest in and increase consumption of these products.”

Ottawa Farmers' Markets is also bound by agreements with the City through Special Events Permits, which establish the days and hours of operation of the markets, and set out terms such as requirements that garbage bins be provided and collected throughout the event at the expense of the owner. Requirements for set-up and closing of the market are strictly enforced by market staff. The markets are inspected by Ottawa Public Health.

Ottawa Farmers' Markets operates three markets in the city: Lansdowne Market in the Glebe; Byron Market in Westboro; and the Ray Friel Market in Orleans. These markets

operate on a model that requires a minimum of 60 per cent of the vendors to be direct-sales from farmers within 100 kilometres of Ottawa city-limits. No re-selling of farm products is permitted. This is strictly vetted and enforced. Market vendors offer locally-grown produce, grass-fed beef, heritage pork, spring lamb, game, honey, maple syrup, eggs and grains and locally-made baking, chocolate, jams, preserves, arts and crafts.

Planning rationale

The proposed farmers' markets are in conformity with policies for the Traditional Mainstreet designation for the Stittsville and Westboro locations, which permit a wide range of commercial activities. In addition, the markets will support and enhance the pedestrian-oriented character called for by the Traditional Mainstreet designation. The policies for the General Urban Area designation are supportive of a farmers' market at the Riverview Park and Ride. This designation permits a wide range of uses for the day-to-day needs of residents. A farmers' market is an appropriate use for the Park and Ride parking lot, given the lands are in a Development Reserve Zone and no permanent structures are proposed.

Farmers' markets are popular destinations for residents. The markets provide walking-distance access to locally-produced foods as well as opportunities to meet and make social connections in the community. Farmers' markets also support local farmers and local food production and can serve as an incubator for small-business. However, like any commercial use, markets can have impacts for the surrounding area in the form of increased traffic and higher demand for parking. Various actions can be taken to address these impacts to ensure the markets are a positive element in the community, as detailed in Document 3.

Concerns about parking were mentioned by residents. For the Stittsville Market, approximately 140 parking spaces are available within a five minute walk of the park, along Abbott Street and in the municipal parking lot located at 1532 Stittsville Main Street. Parking for the Riverview Market can be accommodated in the Park and Ride Facility parking lot. There is high demand for parking in the area surrounding the Byron Market. The Ward Councillor will be initiating a parking petition process, whereby residents will be consulted regarding modifying parking regulations on the narrow streets adjacent to the Byron Market, to address concerns about traffic and parking congestion. By-law Enforcement staff have agreed to proactively patrol the area surrounding the market on market days. Paid public parking is available at the parking garage located at 410 Richmond Road. Ottawa Farmers' Markets provides

approximately 40 bicycle parking spaces and there is a bus stop immediately adjacent to the market on Richmond Road.

The Byron Linear Park Pathway Reconstruction project is a candidate project that may be funded on a priority basis in 2017. If approved, this project could result in upgrades to pathways in the Byron Linear Tramway Park between Redwood and Holland Avenues. The pathway in the area where the farmers' market is located is proposed to be replaced and widened with a path 3 metres wide, which is a standard width for a multi-use pathway in City parks. While Parks staff maintain the park on a regular basis, widening of the pathway would help to address the concerns of residents regarding wear-and-tear on grass adjacent to the pathway. A wider path would enable vendors to locate their stalls immediately adjacent to the pathway, which would reduce wear-and-tear on the grass.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. These amendments implement policies in Section 1.5.1 of the Provincial Policy Statement concerning the role of public spaces, recreation, parks, trails and open spaces, "Healthy, active communities should be promoted by... planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

RURAL IMPLICATIONS

Lands in the rural area are not affected by the proposed amendments, however, the amendments support local food farmers and economic development in the rural area.

COMMENTS BY THE WARD COUNCILLORS

Councillor Qadri's office provided the following comments:

"Councillor Qadri supports the zoning amendment for Village Square Park in Stittsville as permitting the use of a farmers' market will allow for the establishment of a farmers' market which is strongly supported by the community. Providing a farmers' market in this location will allow residents to support the local agriculture industry and will also provide a gathering area for residents that will promote community engagement."

Councillor Leiper provided the following comments:

"I am pleased to support the proposed re-zoning to allow the Westboro Farmers Market to continue to operate in its current location. The proposal has not been without contention. While a large majority of residents have written and otherwise expressed their support for its continued operation here, the discussions that have taken place through consultation require addressing.

Some residents have cited traffic/parking, noise, garbage, the degradation of grassed areas, and the general encroachment of commercial activities into public space as rationale for asking Council to reject this zoning change.

Since the beginning of this term of Council, I have been in regular touch with the Ottawa Farmers Market about mitigating the impact of their operations. City staff and I have had several meetings recently to discuss potential mitigation strategies, as well as a meeting with market staff to reiterate and address our concerns. Earlier in the term we facilitated an agreement for storage space in nearby municipal facilities that has reduced the set-up time necessary for operations, and the market has proactively addressed many noise, garbage and bicycle parking initiatives.

I am aware of the strong potential to widen the Byron path, which would see merchants set up immediately adjacent to the asphalt, minimizing wear and tear on the grass. Though this is not guaranteed, I have expressed my hope this project could be prioritized given its potential to mitigate concerns associated with the popular market.

The need to address parking and traffic considerations is important, and I am looking forward to working with residents on potential parking restrictions that would mitigate some of the safety issues associated with the driver behavior in that vicinity.

Recognizing that Westboro residents overwhelmingly welcome the market in their neighbourhood, I am satisfied that both Market and City staff are committed to addressing outstanding concerns."

Councillor Qaqish is supportive of the proposed farmers' market at the Riverview Park and Ride.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are existing accessible routes through the Byron Linear Tramway Park and Village Square Park. The market at the Riverview Park and Ride will be located at grade in the parking lot and may be accessed via accessible pathways, car or public transit.

ENVIRONMENTAL IMPLICATIONS

Farmers' markets support local food production, which involves shorter distances travelled from farm to market.

TERM OF COUNCIL PRIORITIES

The proposed amendments support the following Term of Council Priorities:

EP2 – Support growth of local economy.

ES1 – Support an environmentally sustainable Ottawa.

C1 – Contribute to the improvement of my quality of life.

APPLICATION PROCESS TIMELINE STATUS

This is a city-initiated zoning change and was therefore not subject to the timelines set for processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning/Location Maps

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

In considering the Provincial Policy Statement and applicable Official Plan, Secondary Plan and Community Design Plan policies, these amendments are recommended for approval. The markets proposed in Stittsville Square Park and the Byron Linear Tramway Park are compatible uses in the Traditional Mainstreet designation. The markets support policies concerning pedestrian-related uses on Traditional Mainstreets, and in the case of Stittsville, will support the function of the Trans Canada Trail. The proposed market at Riverview Park and Ride is an appropriate interim use on lands zoned Development Reserve in the General Urban Area designation. These markets will support vibrant mainstreets, provide local produce to residents in their communities and support farmers and small business.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services, to notify Stephanie Kittmer, Ottawa Farmers Markets' Association, PO Box 4465, Ottawa Postal Station E, Ottawa, ON, K1S 5B4; Suzanne Tate, 42 Elm Crescent, Stittsville, ON K2S 1S8; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

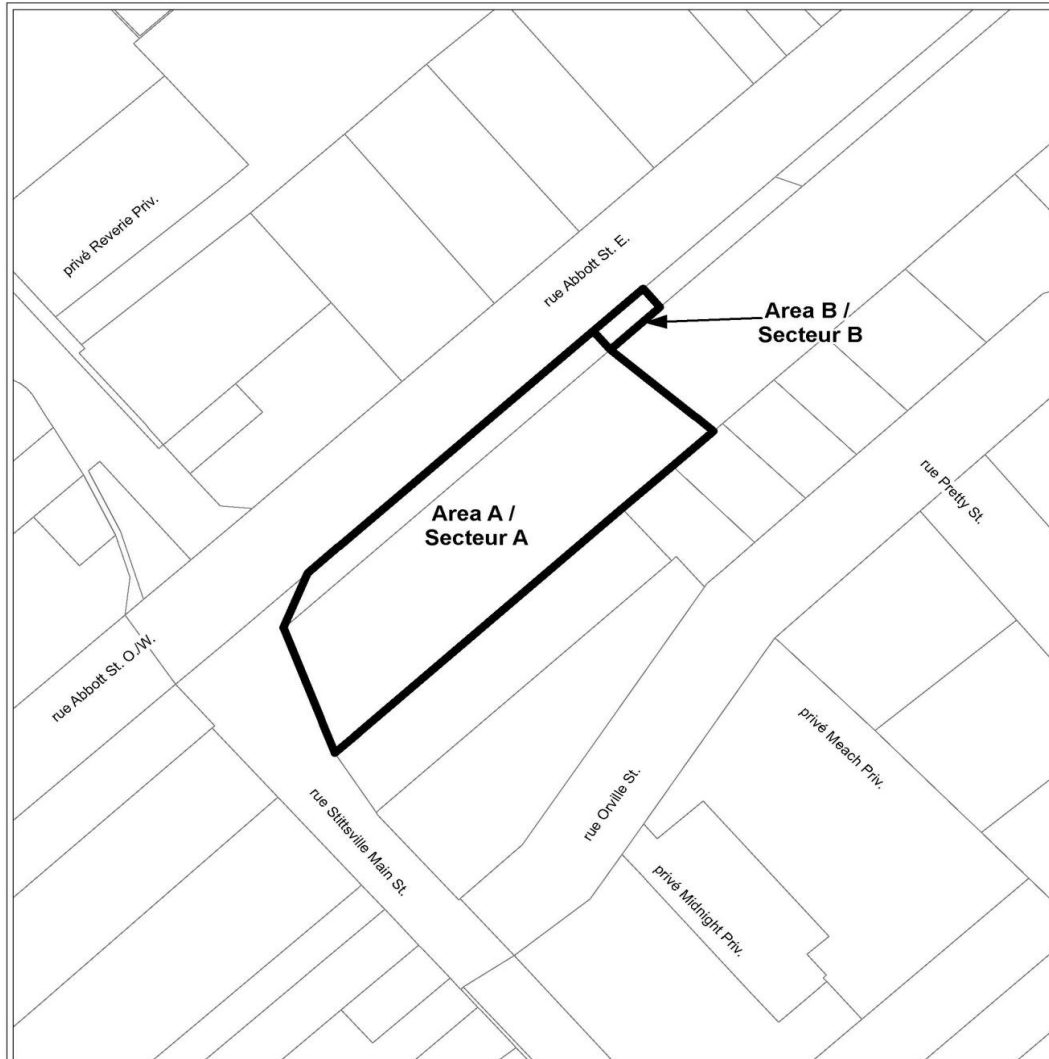
Legal Services to forward the implementing by-law to City Council.

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Maps

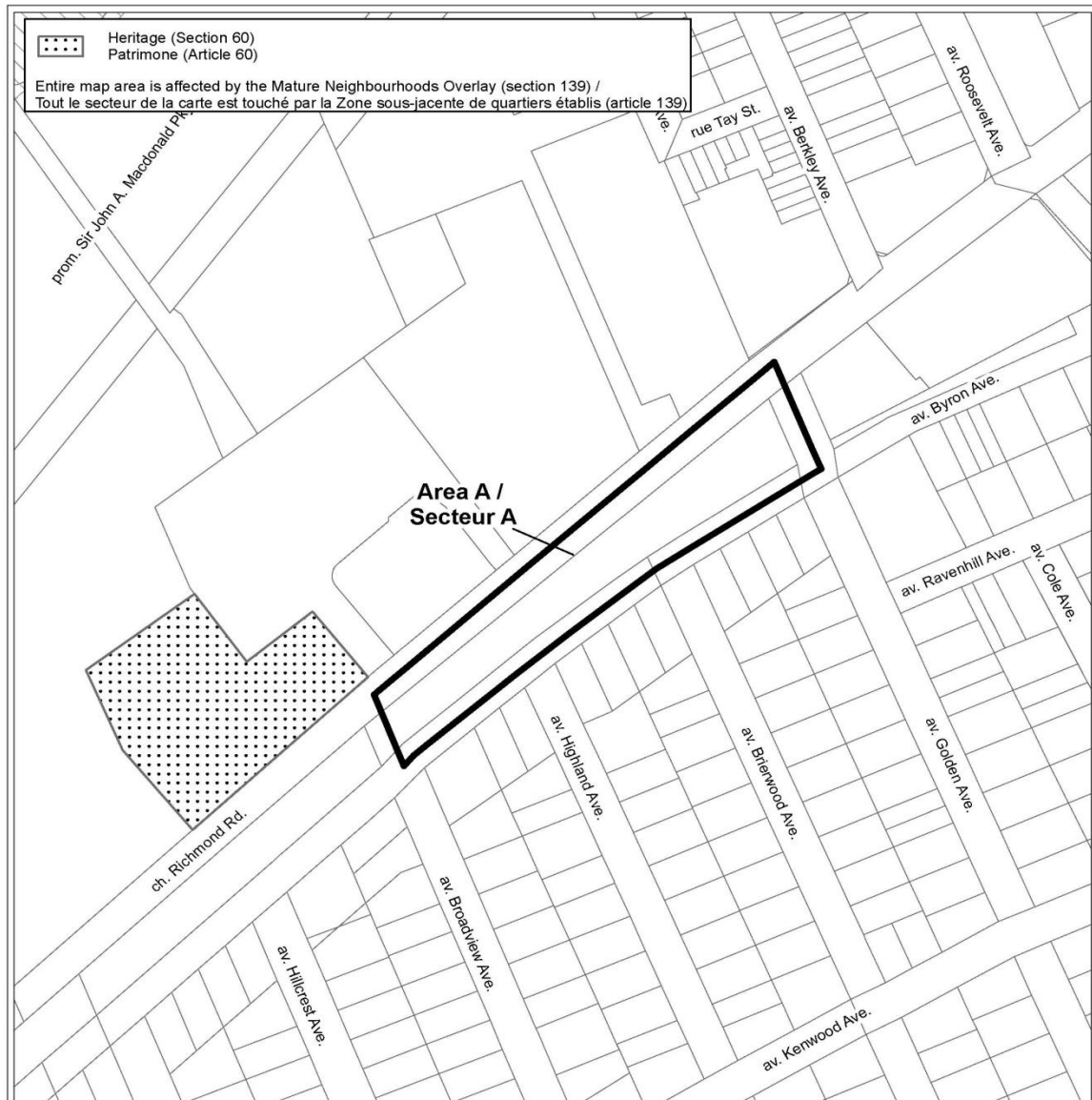
For an interactive Zoning map of Ottawa visit geoOttawa

Location 1 - Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park.



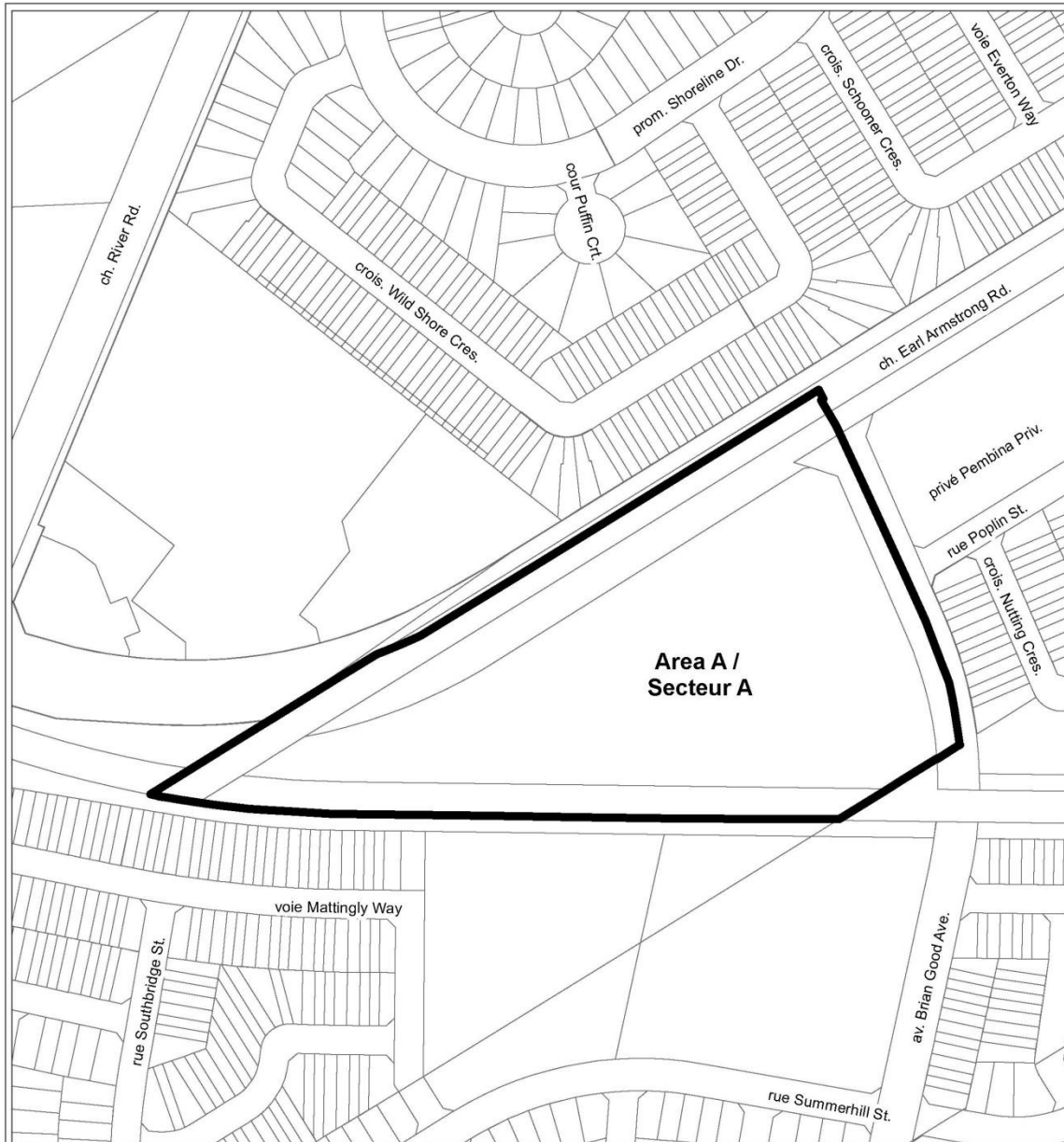
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0108	16-1669-Y	Part of / partie de 6000, rue Abbott Street East / est and / et parcel with no municipal address / parcel sans adresse	
I:\CO\2016\Zoning\Abbott6000		Area A to be rezoned from O1 to O1[xxxx] Area B to be rezoned from O1 to O1[xxxy]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		Le zonage du secteur A sera modifié de O1 à O1[xxxx] Le zonage du secteur B sera modifié de O1 à O1[xxxy]	
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REVISION / RÉVISION - 2017 / 01 / 20			



Location 2 – A portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0108	16-1669-Y	Byron Linear Tramway Park along Richmond Road between Golden Avenue and Broadview Avenue / Le parc linéaire Byron Tramway le long du chemin Richmond entre les avenues Golden et Broadview.	
I:\CO\2016\Zoning\Byron Tramway Park			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2016 / 12 / 22		Area A to be rezoned from O1 to O1[xxxx] Le zonage du secteur A sera modifié de O1 à O1[xxxx]	
			

Location 3 – Riverview Park and Ride Facility, 650 Earl Armstrong Road



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0108	16-1669-Y	Part of / partie de 650, chemin Earl Armstrong Road, and/et Parcel with no municipal address / parcel sans adresse	
I:\CO\2016\Zoning\EarlArmstrong650			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> Area A to be rezoned from DR to DR[xxxx] Le zonage du secteur A sera modifié de DR à DR[xxxx] </div>	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2016 / 12 / 22		 <small>NOT TO SCALE</small>	

Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for:

Location 1 - Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park

1. Rezone the lands as shown in Document 1.
2. For Area A in Document 1, amend Section 239, by adding a new exception [xxxx], with provisions similar in effect to the following:
 - a. In Column III, add retail food store, limited to a farmers' market as an additional permitted use.
 - b. In Column V, add provisions similar in effect to the following:
 - a farmers' market is not subject to the regulations in Table 179 for the O1 zone
3. For Area B in Document 1, amend Section 239, by adding a new exception [xxxx], with provisions similar in effect to the following:
 - a. In Column III, add retail food store, limited to one farmer's market stand as an additional permitted use.
 - b. In Column V, add provisions similar in effect to the following:
 - the farm stand may be located partially or entirely within the barn existing as of April 12, 2017, to a maximum cumulative area of 50 square metres
 - a farm stand is not subject to the regulations in Table 179 for the O1 zone
 - indoor storage of materials associated with a farmers' market is permitted within the existing barn

Location 2 - A portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, by adding a new exception [xxxx] with provisions similar in effect to the following:

- a. In Column III, add retail food store, limited to a farmers' market as an additional permitted use.
- b. In Column V, add provisions similar in effect to the following:
 - all farm stands must be set back a minimum of 6 metres from the War Memorial
 - a farmers' market is not subject to the regulations in Table 179 for the O1 zone

Location 3 – Riverview Park and Ride Facility, 650 Earl Armstrong Road

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, by adding a new exception [xxxx] with provisions similar in effect to the following:
 - a. In Column III, add retail food store, limited to a farmers' market as an additional permitted use.
 - b. In Column V, add provisions similar in effect to the following:
 - a farmers' market is not subject to the regulations in Table 137 for the DR zone

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

Stittsville Square Park and Riverview Park and Ride

There was almost unanimous support for the Stittsville and Riverview Markets. A comment was received concerning accessible parking spaces for the Stittsville Market. The City does not designate specific on-street spaces for use of Accessible Parking Permit (APP) holders. However, APP holders may park for free, for up to four hours, in any legal parking space. This includes metered and “Pay-and-Display” parking spaces where otherwise the maximum duration is one, two, or three hours. APP holders may park for up to four hours in most signed “No Parking” zones, which in some locations have been specifically established to address local needs such as in the vicinity of health care facilities. Comments were received regarding parking supply in the area around the proposed Stittsville Market. Approximately 140 parking spaces in a municipal parking lot at 1532 Stittsville Main Street and along Abbott Street East are available within a five minute walk of Village Square Park.

Community Association Comments

The Stittsville Village Association and the Riverside South Community Association provided comments in support of the proposed farmers’ markets.

Byron Linear Tramway Park

The majority of comments received regarding the Byron Market were in support of the proposed amendments. For those who were objecting to the Byron Market, or who offered suggestions on how the impacts associated with the market could be improved, the following issues were identified: parking and traffic congestion, including overflow parking on narrow residential streets in adjacent neighbourhoods which could block private driveways and access for emergency vehicles; damage to grass adjacent to the pathway; refuse collection; lack of respect for the War Memorial, and; use of a public park for a farmers’ market. City staff in various departments were contacted in order to address the comments provided by the public. The following actions will be taken:

1. Councillor Leiper will undertake a parking petition process to consider new parking regulations affecting Broadview, Highland, Brierwood and Golden Avenues, one block south of Byron Avenue, to limit parking to one side of the street on Saturdays between 9:00 am and 3:30 pm. The paved portion of these streets varies in width from 6 metres to 8 metres. Currently, three-hour parking is permitted on Saturdays on both sides of the streets. Limiting parking to one side of the street would reduce traffic and parking congestion and ensure emergency vehicles have access to the street. Transportation Services has indicated they would not oppose modifying regulations on a residential roadway; however evidence of community consensus, in the form of a petition, would be required. If 66 per cent of residents are in favour of changing the current parking regulations, and the Councillor concurs with the proposed change, the parking regulations would be changed within six to eight weeks of the City receiving the returned petition;
2. Proactive enforcement of the Traffic and Parking By-law in the area around the Byron Farmers' Market on market days will be implemented. If a car is blocking a private driveway, this would be dealt with on a complaint basis by calling 311. These complaints are responded to as a high priority;
3. Ottawa Farmers' Market is responsible for providing garbage receptacles and emptying them throughout the day and all vendors are required to remove their own garbage, however, beginning in 2017, additional garbage bins will be provided and removed at the end of the market day by Ottawa Farmers' Markets. Ottawa Farmers' Markets has also agreed to remove garbage that is overflowing from City garbage bins in this segment of Byron Linear Park. Staff responsible for emptying City garbage bins have been made aware that the garbage bins are occasionally full before the market begins on Saturday mornings. City garbage bins will continue to be emptied on Mondays, Wednesdays and Fridays;
4. A provision in the zoning details for the Byron Market will not permit a market stall to be within 6 metres of the War Memorial;
5. Staff in Parks and Facilities Planning have advised that in addition to the regular schedule of maintenance for the Byron Linear Park (trimming the grass and picking up refuse in the park every two weeks), they will also be top dressing the soil and planting grass seed;
6. Regarding the concern that the park should not be used as a location for a farmers' market as this results in loss of greenspace for public use, the presence of the

market encourages the public to use the park, and the market supports social connections in the community in a park setting. For these reasons staff are of the opinion a farmers' market is supportive of the function of public parks, rather than being an inappropriate use of park land. The proposed amendment will not result in loss of public greenspace as suggested in some of the comments received. The park will continue to be public open space.

The Westboro Business Improvement Area provided comments in support of the Byron Farmers' Market.