

Subject: Zoning By-law Amendment – 5497 Manotick Main Street

File Number: ACS2024-PRE-PS-0016

Report to Agriculture and Rural Affairs Committee on 1 February 2024

and Council 7 February 2024

**Submitted on January 23, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Rideau-Jock (21)

Objet: Modification du Règlement de zonage – 5497, rue Manotick Main

Dossier: ACS2024-PRE-PS-0016

Rapport au Comité de l'agriculture et des affaires rurales

le 1er février 2024

et au Conseil le 7 février 2024

**Soumis le 23 janvier 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

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Quartier: Rideau-Jock (21)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5497 Manotick Main Street, as shown in Document 1, to permit a low-rise apartment as an additional use on the property and to amend the performance standards related to water setback, front yard setback and height, as detailed in Document 2.
2. That Agriculture and Rural Affairs 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 February 7th, 2024,” 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’agriculture et des affaires rurales recommande au Conseil d’approuver une modification du *Règlement de zonage* n° 2008-250 concernant la propriété située au 5497, rue Manotick Main, comme le montre le document 1, afin de permettre l’aménagement d’un immeuble d’habitation de faible hauteur comme utilisation supplémentaire sur la propriété et de modifier les normes de rendement liées au retrait du bâtiment à partir d’un cours d’eau, au retrait de la cour avant et à la hauteur permise, comme l’explique en détail le document 2.
2. Que le Comité de l’agriculture et des affaires rurales donne son approbation afin 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 7 février 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

5497 Manotick Main Street

Owner

12213559 Canada Inc.

Applicant

P H Robinson Consulting, Paul Robinson

Description of site and surroundings

The Subject property is known municipally as 5497 Manotick Main Street. The parcel has an approximate lot area of 2,150 square metres, with approximately 27.16 metres of frontage on the east side of Manotick Main Street.

The Subject property is located on the east side of Manotick Main Street, approximately 105 metres north of the intersection with Bridge Street. This portion of Manotick Main Street acts as a transition point between the predominantly commercial/office uses to the south and residential dwellings to the north. The residential properties to the north are detached dwellings, which lead into agricultural lands outside of the Village boundaries. Properties adjacent to the subject property include a residential bungalow to the north, commercial plaza with stand alone bank to the south, an office building on the west side of Manotick Main Street, and a recently approved commercial/office building to be built at the north-west intersection of Manotick Main Street and Highcroft Drive.

Summary of proposed development

A concurrent Site Plan application (D07-12-21-0024) has been submitted with the zoning application. The Site Plan application proposes the re-development of the lot. The proposal includes the demolition of the existing one-storey commercial (former residential) building and the construction of a new, 21-unit, three-storey, residential building. Both at surface and below grade parking are proposed, with a total of 26 spaces provided. Surface parking and parking garage access are limited to the front of the property, allowing the area to the rear of the building to be utilized as an amenity area for residents of the development. The amenity area is calculated as the portion of the grassed rear yard that falls outside of the slope and erosion hazard limits identified

in the Slope Stability report. This area is supplemented by benches, new trees, and maintains the majority of existing trees on the lot.

Summary of requested Zoning By-law amendment

Through the new Official Plan process, modifications to the Manotick Secondary Plan were incorporated which permit for residential only development and front yard parking for a number of municipal addresses, including the subject property.

Given the approval of the Official Plan and Secondary Plan by the Ministry of Municipal Affairs and Housing, the proposed Zoning By-law Amendment application implements the changes to the Secondary Plan by proposing to add an apartment dwelling, low-rise as a permitted use on the property. The application also modifies the performance standards of the existing Village Mixed Use Zone, subzone 9 (VM9) as follows:

- increase the front yard setback of the existing zone from a maximum of 3 metres to a minimum of 3 metres;
- increase the maximum permitted height of the building from 11 metres to 12.6 metres; and
- decrease the landscape buffer abutting a street for a parking lot from 3 metres to 1.3 metres.

The changes to the performance standards will accommodate the placement of parking spaces in the front yard, while maximizing the water setback at the rear of the property and respecting the United Nations Educational, Scientific and Cultural Organization World Heritage status of the Rideau River.

DISCUSSION

Public consultation

Public consultation and notification were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments. No public meetings were held in the community in relation to the proposed Zoning By-law amendment application.

A total of six comments were received during the concurrent public circulation process for both the site plan control and zoning by-law amendment application, including two comments in support of the development proposal. An additional three residents requested to be included on the mailing list.

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

Official Plan designation(s)

The subject property is located within the Rural Transect and is identified as Village on Schedule B9 of the Official Plan. The Rural Transect area policies identify that development within Villages will be guided by secondary plans which will evolve Villages to become 15-minute neighbourhoods with vibrant core areas. The Rural Transect also establishes the allowance for higher densities within serviced Villages, for uses that integrate well with the natural environment.

The Village designation also identifies that villages should be considered rural neighbourhoods that should evolve into 15-minute neighbourhoods. Distribution of land uses are dependent on the ability to support development on rural private services or on municipal services, where available. Permitted uses include, but are not limited to residential uses, small-scale office, retail and commercial uses, parks, and institutional uses.

Other applicable policies and guidelines

The subject property is designated Village Core on Schedule A and identified as a Main Street Character Area on Schedule B, in the Village of Manotick Secondary Plan.

The Village Core designation of the Secondary Plan is identified as the focus of non-residential and residential uses and establishes five-character areas within the core. Policies for the Village Core identify the Main Street character area as a design priority area, identify that development will contribute to a lively pedestrian-oriented environment, and establish built form and landscape/streetscape design criteria.

The Main Street character area of the Village of Manotick is the commercial spine of the village. The policies related to the Main Street character area identify that residential uses are only permitted as part of a mixed-use development and cannot be located on the main floor of a building.

Notwithstanding the above policies, through the Official Plan review in 2021, an Area-Specific Policy was incorporated to the Secondary Plan for the properties located at 5497, 5495 and 5491 Manotick Main Street. Given the location of these properties at the edge of the Main Street character area and Village Core designation, the approved area-specific policy permits residential only uses and front yard parking.

Heritage

The subject property backs onto the Rideau River. At this location the Rideau River is considered a United Nations Educational, Scientific and Cultural Organization World World Heritage Site. As a result, a Cultural Heritage Impact Study was prepared in

support of the Zoning By-law Amendment and Site Plan Control applications. The report recommendations included locating outdoor amenity areas on the river side of the building as far as possible from the waterfront, while limiting tree removal. This recommendation has been implemented through the current site plan layout, with formal outdoor amenity space being limited to the provision of benches. The site design maintains existing trees, as well as proposes the planting of new trees to replace those being removed as part of the proposed development. Further recommendations of the Cultural Heritage Impact Study include discussion regarding the existing retaining wall adjacent to the river. Recommendations regarding additional landscaping to screen the wall have been incorporated, and further recommendations regarding the finish of the retaining wall are being considered through the site plan control application.

No comments were received from Parks Canada in relation to the circulation of the Zoning By-law Amendment and Site Plan Control applications.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law Amendment application and Site Plan Control application were subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public.

The formal review meeting for the Zoning By-Law Amendment and Site Plan Control applications was held on March 3, 2023.

The panel identified appreciation of the scale of development, that the proposal provides a great addition in relation to housing options, and were supportive of the strategy of maintaining existing trees.

The panel's recommendations from the formal review of the Zoning By-law Amendment application and/or Site Plan Control application are:

The panel was successful in aiding in the implementation of the following:

- The panel recommended re-visiting the finishing of the front façade, including the redistribution of stone to create a more grounded design. The building design was modified to reduce stonework on the columns and increased stone across the entire first floor frontage of the building, implementing the recommendations from the panel.

Certain recommendations of the panel were not able to be met:

- Concerns with the interior side yard setback and potential proximity to any development proposals on adjacent lots. The development is abiding to the permitted zoning for the subject property.
- The panel was not supportive on front yard parking and recommended bringing the building closer to the street. The proposal maintained the front yard parking in order to balance impacts related to water setbacks at the rear of the property as well as to being sensitive to the fact that the Rideau River is acknowledged as a United Nations Educational, Scientific and Cultural Organization World World Heritage Site.
- The panel recommended that parking in the front yard is reduced or eliminated. While the applicant did not remove front yard parking, concerns regarding light spillage into ground floor units are proposed to be mitigated by the incorporation of landscaping between the parking lot and the street.
- Outdoor amenity areas can be elaborated so future residents can enjoy them. Recommendations included the incorporation of amenity space on the roof. In consultation with the Conservation Authority and the City's environmental planners, defined at grade amenity space was omitted to limit disturbing land within the Rideau River water setback. Benches were added to the site plan, in the rear yard, to provide an area for residents to sit and enjoy the proximity to the river.

Outstanding UDRP comments related to front yard balcony projections and rear yard terraces will be discussed in a subsequent site plan submission.

Planning rationale

The proposed zoning by-law amendment application has been requested in order to accommodate the development of a three storey, residential apartment dwelling with 21 dwelling units. A concurrent site plan control application has been filed and reviewed in parallel with the zoning by-law amendment application.

The request to add an apartment dwelling, low-rise as permitted use on the subject property implements the area-specific policy of the secondary plan allowing residential use only development. Technical studies were provided in support of the concurrent zoning and site plan applications demonstrating that there is sufficient servicing capacity to accommodate the proposed development.

Given the unique location of the subject property, with frontage on both the main street of the village as well as the Rideau River, the site design of the development has needed to balance the competing priorities of the Official Plan and Secondary Plan

related to pedestrian connectivity for the village core, and the conservation of both natural and cultural heritage features/resources. As a result, relief has been requested from various performance standards of the Village Mixed Use Zone, subzone 9 (VM9).

The area-specific policies of the Secondary plan for this parcel permit parking in the front yard. By locating the parking in the front yard, this limits the impact on the United Nations Educational, Scientific and Cultural Organization World World Heritage designation of the Rideau River. This also maximizes the setback of the outdoor amenity area from the river as per the policy requirements of the Secondary Plan. Locating the parking lot in the front yard does result in pushing the building away from the street and closer to the river. Staff note that this results in the building and associated balconies encroaching into the required 30 metre water setback prescribed by Section 69 of the Zoning By-law. Given the wording of Section 69, a reduced setback can be established through the site plan control process, and therefore the reduced water setback of 26.6 metres has not been included in this by-law. The development proposes to mitigate the reduced water setback by maintaining the existing tree cover, and planting new trees, in the rear yard as well as providing additional vegetative planting along the water's edge.

In order to continue providing a pedestrian oriented form of development, and to animate the street, a sidewalk will extend along the frontage of the subject property, with an on-site walkway provided to connect with the main entrance of the building. Further, the size of the at-grade parking lot is limited by providing parking below grade. The landscape buffer between the parking lot and the street varies between 1.3 metres and 2.9 metres. This reduction is in part due to the maximization of the water setback of the building, combined with additional landscaping between the parking lot and the residential building to mitigate light spillage for at-grade residential uses, as recommended by the Urban Design Review Panel. Landscaping along the frontage of the site include a mix of shrubs as well as two proposed street trees.

The most recent building design has modified the roof from a flatroof to a pitched roof. This design modifications meet the Secondary Plan policies which state that new development should reflect existing heritage and rural design elements inspired from adjacent buildings within the village. This design change results a requested increase in maximum height for the building from 11 metres to 12.55 metres.

By implementing the area-specific policies of the secondary plan and balancing the competing priorities of the site related to a lively main street, pedestrian oriented development of the village core, and the conservation of both Natural and Cultural Heritage Resources, the requested relief to required zoning performance standards meets the intent of the City's Official Plan and represents good planning.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The proposed Zoning By-law Amendment implements modifications made to the Village of Manotick Secondary Plan, allows for the provision of additional housing options to the Village, while balancing priorities of pedestrian connectivity, watercourse setbacks, and heritage considerations.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

Through the Site Plan Control application, the following comments were provided by the Accessibility Advisory Committee:

One out of the ten above the ground parking-spaces is clearly identified as accessible and it is located close to the main entrance to the building. “The access to the underground parking is along the north side of the building with direct access from Manotick Main Street itself and the parking ramp location is designed so that it won’t conflict with the route that cars would be taking to get in and out of the surface parking area at the front of the building.”

Having the accessible parking-space close to the main entrance enhances safety for the potential user.

Finally, kudos to the plan designer for using the icon that allows easy identification of the accessible feature (parking-space). Developers shall be encouraged to use the icons that identify accessibility features.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications resulting from the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Statement was submitted in support of the concurrent site plan and zoning by-law amendment applications. Recommendations of this report will be implemented through the site plan approval process by including additional native vegetative plantings within portions of the water setback which are currently open.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all, by increasing housing supply within the Village of Manotick.
- A city that is more connected with reliable, safe and accessible mobility options, by providing connections to existing sidewalks, increasing the walkability of the Village of Manotick.
- A city that is green and resilient, by maintaining healthy on-site trees and providing additional tree plantings through the site plan control application to replace those which will be removed.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0150) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to timing related to the adoption and approval of the new Official Plan which was required for the processing of the application.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department recommends the approval of this Zoning By-law amendment as it meets the intent of the Provincial Policy Statement and the City's Official Plan, is consistent with the Zoning By-law and represents good planning.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate 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.

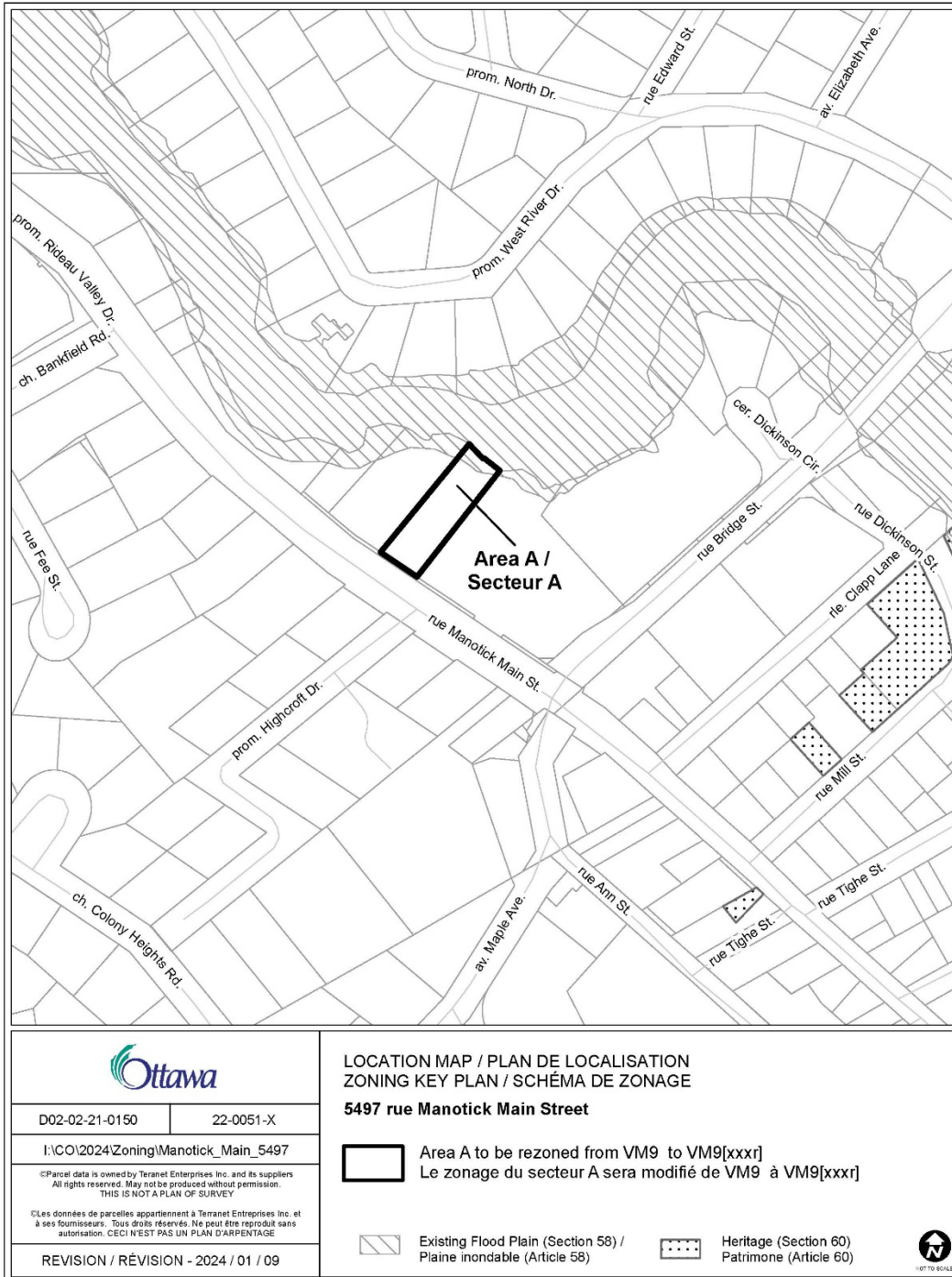
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

Location Map identifying location of the Subject Property known municipally as 5497 Manotick Main Street.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5497 Manotick Main Street:

- 1) Rezone the lands shown in Document 1, from VM9 to VM9[xxxxr]
- 2) Add rural Exception [xxxxr], to Section 240 – Rural Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a) In Column III, Additional Permitted Uses, add the text:
 - apartment dwelling, low-rise
 - b) In Column V, Provisions, add the text:
 - Minimum Front Yard Setback: 3 metres
 - Maximum Height: 12.6 metres
 - Minimum landscape buffer for a parking lot abutting a street: 1.3 metres

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.

As both the site plan and zoning by-law amendment applications were circulated concurrently, comments relate to both applications. A total of six comments were received.

Public Comments and Responses

Comment:

Questions regarding site layout including fencing, hedgerows and site lighting as it relates to formal amenity space in the rear yard.

Response

This comment is being addressed through the site plan review process.

Comment:

No objections in principle, subject to resolution of increasingly problematic traffic problems.

Response:

A Transportation Impact Assessment was submitted in support of both the Site Plan and Zoning By-law Amendment applications. Transportation staff have reviewed the report and have no concerns with the proposed development. The applicant was encouraged to locate the access to the property as far to the north as possible to increase the separation with the intersection of Manotick Main Street and Bridge Street, while ensuring the access meets the requirements of the Private Approach By-law.

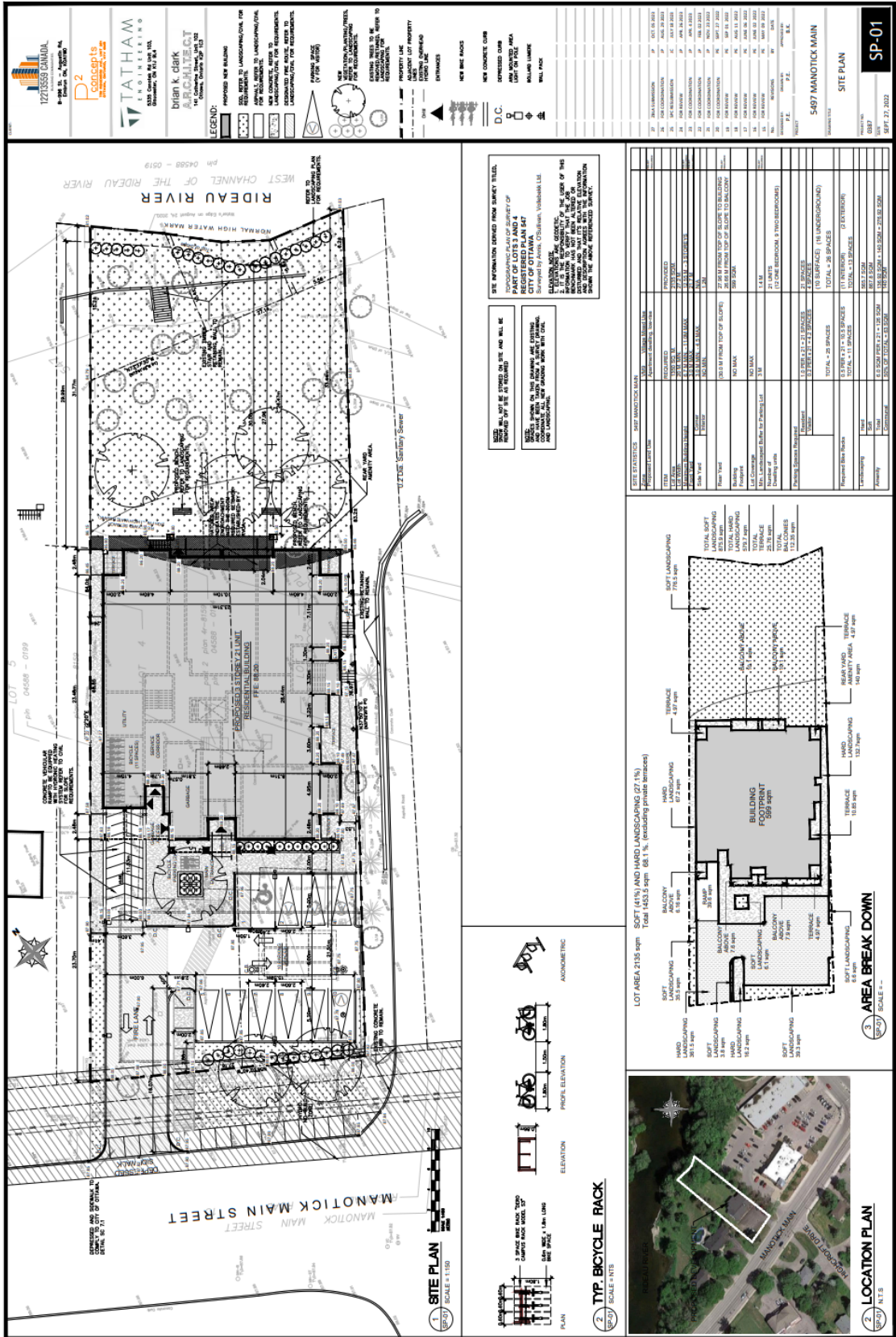
Comment:

Concerns regarding the water setback of the development and whether the proposed development follows RVCA guidelines.

Response:

City staff and the RVCA have reviewed the application, proposed site plan and the Environmental Impact Statement which has been submitted in support of the applications. There are no concerns with reducing the water setback of the property from 30 metres to 26.5 metres. Further, additional native plantings are being proposed along the river.

Document 4 – Site Plan



D07-12-21-0024

PLAN #