

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation



October 2024

Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

**RE: Application for Minor Variance
5497 Manotick Main Street
PT LTS 3 & 4, PL 547, BEING PART 2, 4R8159 ; NORTH GOWER SUBJECT TO AN
EASEMENT AS IN OC2556225
City of Ottawa
Owner: 12213559 CANADA INC.**

Dear Committee Members:

The Stirling Group has been retained by the Property Owner to assist with a Minor Variance application for the property located at 5497 Manotick Main Street, described as PT LTS 3 & 4, PL 547, BEING PART 2, 4R8159; NORTH GOWER SUBJECT TO AN EASEMENT AS IN OC2556225. The property is rectangular in shape and resides within the Village of Manotick, Ward 21 (Rideau-Jock). The property owner is proposing to build a low-rise apartment building with 28 units and 25 parking spaces. The proposal includes the demolition of the existing one-story commercial (former residential) building on site.

The proposed development has been subject to a Zoning By-Law Amendment (File Number: ACS2024-PRE-PS-0016) and a Site Plan Control Application (File Number: D07-12-21-0024). To proceed with the development as proposed, a Minor Variance application is required to amend the Minimum Parking Space Rates and the Minimum Visitor Parking Space Rates.

SITE LOCATION

The subject property is a large rectangular lot located on Manotick Main Street between Bankfield Road and Bridge Street in the Village of Manotick. The lot is approximately 2,168.56 m² and currently contains a one-story building.

Figure 1 shows an aerial view of the subject property outlined in Orange. Commercial uses are located West and South of the property, the Rideau River is located to the East, and residential uses exist to the North.

A copy of the Site Plan is provided on the subsequent page – Figure 2.

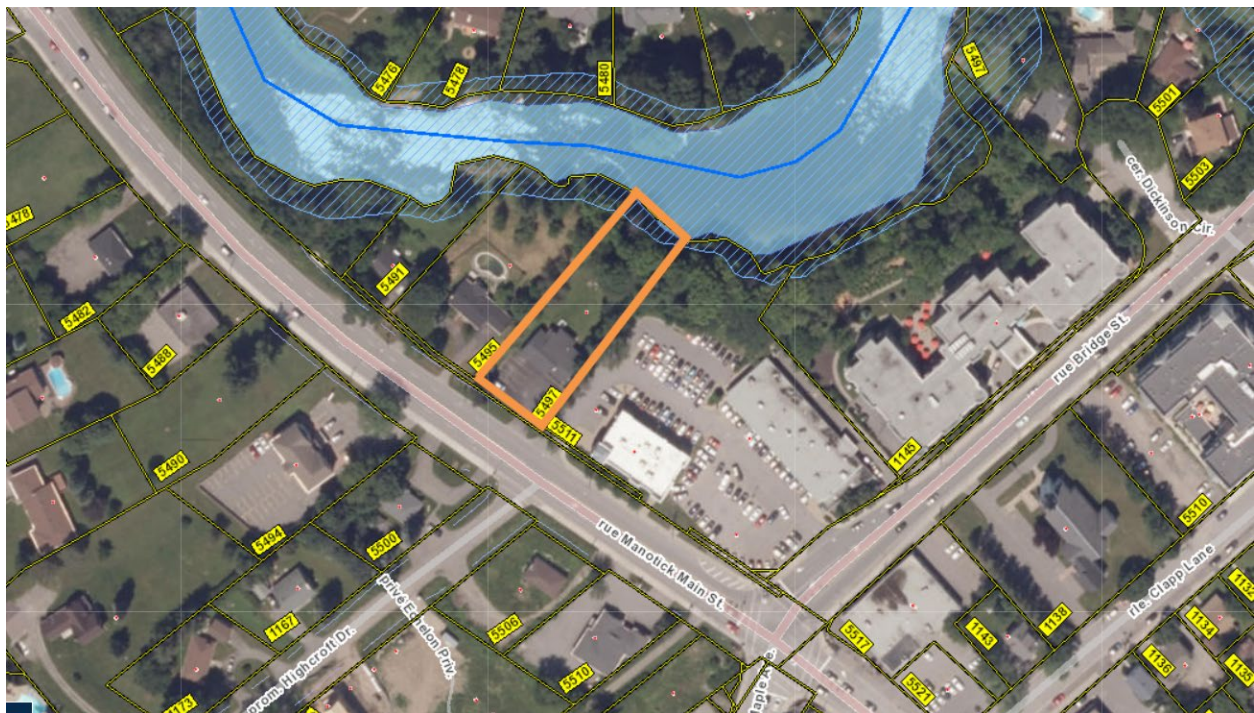
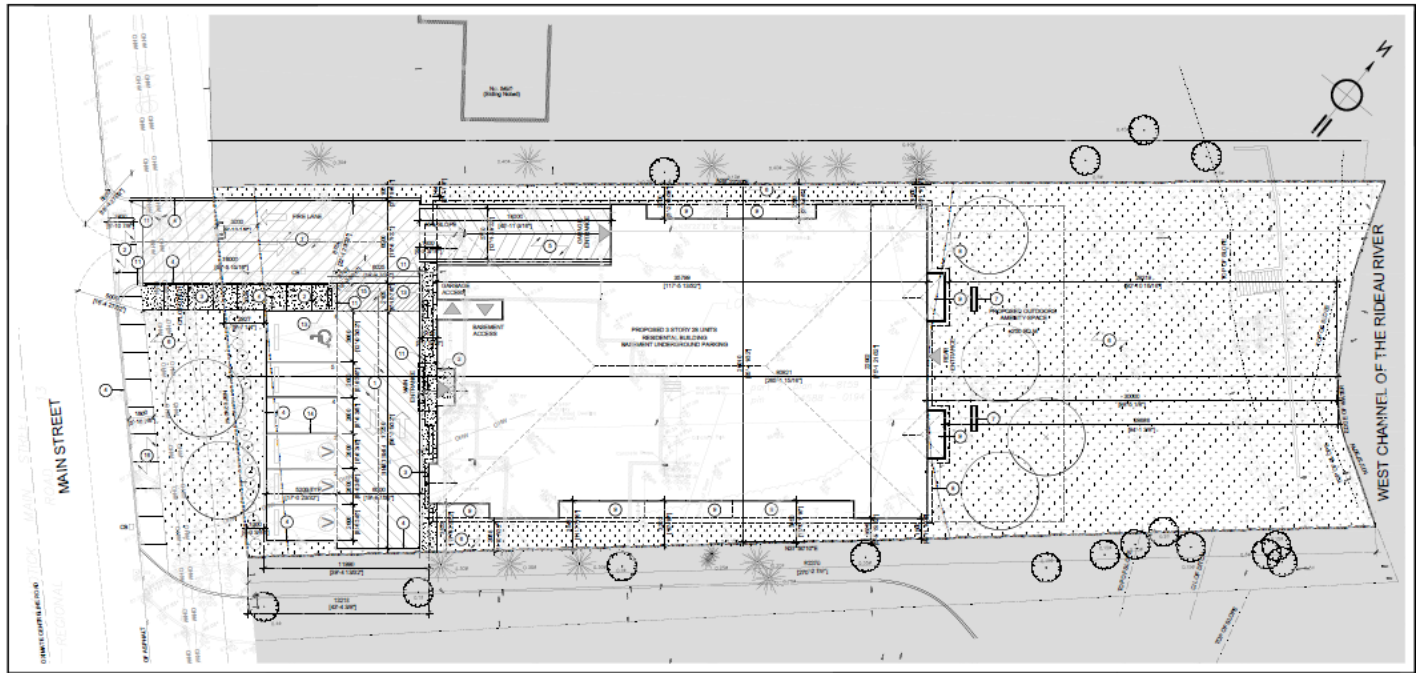


Figure 1 – Aerial View of Subject Property



1 Site Plan - New Work
A12 Scale = 1:150

Figure 2 – Proposed Site Plan



PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Section 2.2 notes that “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market by:

- b) permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use...”
 - *The proposed development is residential intensification and proposes redeveloping an underutilized commercial use to build a 3-storey, 28-unit low-rise apartment building*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
 - *The redevelopment of the subject site represents efficient intensification and utilizes existing infrastructure and public service facilities to support the development*

Section 2.5 speaks to the Rural Areas in Municipalities and notes that Healthy, integrated and viable rural areas should be supported by: building upon rural character, and leveraging rural amenities and assets;

- *The subject property is designated as Village Core within the Manotick Secondary Plan and further identifies it as a “Main Street” Character Area with the Plan. These properties are a design priority and the Plan notes that development within these areas will contribute to a lively pedestrian-oriented environment. The proposed development has been reviewed in accordance with these policies by City Planning and Urban Design Staff and concluded that the proposed development meets the intent of that Plan thereby building upon the rural character of the Village of Manotick.*

2) In rural areas, rural settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

- *The subject property falls within the Village boundaries of Manotick – the settlement area – and contributes to the growth and development of the Village to ensure its vitality.*

As demonstrated above, the proposed development and subsequent minor variance application aligns with the Provincial Policy Statement (2024).



CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B9 – Rural Transect – of the Official Plan identifies the land designation for the subject property as Village.

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 Manotick Village Secondary Plan (Volume 2), Schedule A designates the subject property as Village Core.

The Rural Transect establishes the allowance for higher densities within serviced Villages, for uses that integrate well with the natural environment. 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.

- *The proposed development complies with the policies of the Rural Transect by proposing a slightly denser residential use (low-rise apartment) within a serviced Village. This development makes use of existing municipal services.*

As noted, 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 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 into 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 – consistent with what is proposed in this development.*

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. Ottawa’s population is projected to grow 40 per cent from 2018 to 2046, reaching an estimated 1.4 million people. Section 3.1 of the Official Plan notes that the City will allocate 7 per cent of that growth to rural areas and specifically, 5 per cent of it within the Villages.

Section 3.4 of the Plan is titled “Focus rural growth in villages”. Subsection 1) states “Most of the village growth shall be directed to where municipal services exist or are planned in the villages of Richmond, Manotick, Greely and Carp”. Subsection 2) states “Intensification within all villages is supported, subject to health and safety limitations for partial and private services.”

- *The proposed development, which represents gentle intensification, adds 28 dwelling units on a lot that was previously occupied by an under-utilized commercial use. This*



contributes to the 5 percent growth the City is looking to achieve within Villages and makes use of existing municipal services.

As demonstrated above, the proposed development and subsequent minor variance comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).



CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted on Page 1, the subject site is zoned Village Mixed Use, subzone 9, exception 937r (VM9 [937r]).

5497 Manotick Main Street was subject to a Zoning By-law Amendment application (ACS2024-PRE-PS-0016) that was heard by Committee and Council in early 2024. This re-zoning added apartment dwelling, low-rise as a permitted use on the property. The zoning amendment also modified 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 below table outlines how the proposed development meets the V39 [937r] zoning provisions as provided by Table 229 and amended by the site-specific policy 937r.

V39 [937r]	Required	Provided
Minimum Lot Width	20m	27.16m
Minimum Lot Area	1,350 m ²	2,168.56 m ²
Building Height	12.6m	11.94m
Minimum Front Yard	3m	13.21m
Minimum Rear Yard	7.5m	28.31m
Minimum Interior Side Yard	No Min	1.5m
Landscape buffer for a parking lot abutting a street	1.3m	1.3m
Resident Parking	1 space per unit = 28 spaces	0.89 spaces per unit = 25 spaces
Visitor Parking	0.2 spaces per unit = 5.6 spaces	0.107 spaces per unit = 3 spaces
Bicycle Parking	0.5 spaces per unit = 14 spaces	15 spaces

As shown above, the proposed development complies with the V39 [937r] zoning provisions but requires a variance to the Minimum Parking Space Rates (Section 101) and the Minimum Visitor Parking Space Rates (Section 102) provisions of the Zoning By-Law.



It should be noted that the Parking Rate variance could have been captured under the site-specific provisions as set by the Zoning By-Law Amendment but at the time the amendment was heard by Committee, the building was proposed as 21 units, and the parking ratios were compliant. It was determined, in consultation with City Staff, that the appropriate way to amend the Parking Rates was through a Minor Variance.



DISCUSSION

As noted, to proceed with the development as proposed, a Minor Variance is required to amend the Minimum Parking Rate (Section 101) and the Visitor Parking Rate (Section 102).

As noted in the City of Ottawa Official Plan (2022), the subject property falls within the Rural Transect. 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 Village of Manotick has been the subject of numerous development applications over the years contributing to the growth and rejuvenation of the Village. It remains a highly sought after neighbourhood within the City of Ottawa. The Official Plan Policy pushes the Villages to evolve into 15-minute neighbourhoods but the Village of Manotick, specifically, is well on its way. The subject property is within walking distance of numerous shops and services, banks, fast-food, restaurants, health and wellness facilities, grocery stores, medical offices. The subject property is directly adjacent to a local commercial plaza and the Independent Grocer commercial plaza just south of the property is within a 10-minute walk. This property is well positioned right on Manotick Main Street which acts as the 'spine' of the Village.

As noted throughout this Letter, the proposed development would see the introduction of 28 new dwelling units while providing 25 parking spaces for residents. The required parking ratio of 1 parking space per unit would be amended to 0.89 spaces per unit. This reduction in parking is very minor and the location of the property coupled with the services surrounding the property means that residents of the building would be well serviced despite not having a vehicle. This contributes to the 15-minute neighbourhood notion.

The Visitor Parking rate is proposed to be adjusted from 0.2 parking spaces per unit to 0.107 parking spaces per unit. The proposed 3 Visitor Parking Spaces will still service the 28 unit building effectively. Given the proximity of the property to the balance of the Village, guests are likely to arrive on bike or foot as well. The bicycle parking rates required for this development are being exceeded. Under the By-Law, 0.5 bicycle parking spaces are required per unit, meaning 14 spaces would be required. The proposed development is to provide 15 bicycle parking spaces.



FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.
 - The requested variance is minor in nature and will have no impact on adjacent properties.
2. The variance is desirable for the appropriate development or use of the property.
 - The requested variance is appropriate so that gentle intensification can be constructed to assist the City of Ottawa's housing goals and contribute to a density that supports the 15-minute neighbourhood within the Village.
3. The general intent and purpose of the Zoning By-law is maintained.
 - The proposed low-rise apartment is a permitted use within the V39 [937r] zone. The purpose of the parking provisions is to ensure residents and visitors can store their vehicles to access services or while visiting the building. Given the location of the subject property, the intent of 15-minute neighbourhoods within Villages, and nearby services, residents of this building will continue to be well served despite the minor reduction in required parking spaces.
4. The general intent and purpose of the Official Plan is maintained.
 - The site is designated Village and as such, the construction of housing in a low-rise form is consistent with the strategic direction of the Official Plan.



SUMMARY

The applicant is seeking a minor variance for the property known as 5497 Manotick Main Street to permit the development of a 3-story, low-rise, 28-unit apartment building.

The proposed development and subsequent variances are consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with most of the Zoning By-Law requirements of the Village Mixed Use, subzone 9 zone.

Please contact us if you require any additional information.

A handwritten signature in black ink that reads "Alison Clarke".

Alison Clarke
The Stirling Group