

3. ZONING BY-LAW AMENDMENT – 5721, 5731 AND 5741 MANOTICK MAIN STREET

MODIFICATION AU RÈGLEMENT DE ZONAGE – 5721, 5731 ET 5741, RUE MANOTICK MAIN

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 for 5721, 5731 and 5741 Manotick Main Street to permit village residential Plan of Subdivision, as detailed in Document 2, (as amended below), and as further amended by the following:

- 1. that Document 1: Location Map of Report ACS2017-PIE-PS-0103 be replaced with the location map attached to Motion N^o ARAC 28/01 [(05 Oct 2017), see Extract of Draft Minute];**
- 2. that Document 2 – Details of Recommended Zoning be amended as follows:**
 - a. By adding the text, “SXXX” following the text, “xxx1r”, “xxx2r”, and “xxx3r” wherever they appear;**
 - b. By adding the following text to Column V of exceptions xxx1r, xxx2r, and xxx3r:**

“-The minimum density is 12 units per gross hectare to a maximum of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule XXX”; and,
 - c. By adding a new item which states “Amend Part 17 – Schedules by adding a new schedule, SXXX”;**

3. that the report be amended by adding the schedule attached to Motion N^o ARAC 28/01 (05 Oct 2017) as Document 5 (See Extract of Draft Minute), and;
4. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement aux 5721, 5731 et 5741, rue Manotick Main, de façon à permettre un plan de lotissement résidentiel de village, comme le décrit en détail le document 2 (tel que modifié ci-dessous), et telle que modifiée par ce qui suit :

1. que le document 1 du rapport ACS2017-PIE-PS-0103, *Plan de localisation*, soit remplacé par le plan de localisation joint à la Motion N^o CAAR 28/01 [(le 5 oct 2017), s.v.p. voir l'extrait de l'ébauche du procès-verbal];
2. que le document 2, *Détail du zonage recommandé*, soit modifié comme suit :
 - a. Ajouter la mention « SXXX » après les mentions « xxx1r », « xxx2r » et « xxx3r », partout où elles se trouvent;
 - b. Ajouter le passage suivant dans la colonne V des exceptions xxx1r, xxx2r et xxx3r :

« – La densité doit être d'un minimum de 12 unités par hectare brut et d'un maximum de 20 unités par hectare brut pour toute la superficie du secteur A figurant à l'annexe XXX »;
 - c. Ajouter le passage suivant : « Modifier la partie 17 – Annexes par l'ajout de l'annexe SXXX »;

3. que le rapport soit modifié par l'ajout de l'annexe jointe (document 5) à la Motion N^o CAAR 28/01 [(le 5 oct 2017), s.v.p. voir l'extrait de l'ébauche du procès-verbal], et;
4. que, conformément au sous-paragraphe 34(17) de la *Loi sur l'aménagement du territoire*, qu'aucun autre avis ne sera donné.

DOCUMENTATION / DOCUMENTATION

1. Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 22 September 2017 (ACS2017-PIE-PS-0103).

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 septembre 2017 (ACS2017-PIE-PS-0103).

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 5 October 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 5 octobre 2017.

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 28
11 OCTOBER 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 28
LE 11 OCTOBRE 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
5 October 2017 / 5 octobre 2017**

**and Council / et au Conseil
October 11, 2017 / 11 octobre 2017**

**Submitted on September 22, 2017
Soumis le 22 septembre 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice,**

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: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0103

**SUBJECT: Zoning By-law Amendment – 5721, 5731 and 5741 Manotick Main
Street**

**OBJET: Modification au Règlement de zonage – 5721, 5731 et 5741, rue
Manotick Main**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5721, 5731 and 5741 Manotick Main Street to permit village residential Plan of Subdivision, 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 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 11 October 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'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 relativement aux 5721, 5731 et 5741, rue Manotick Main, de façon à permettre un plan de lotissement résidentiel de village, comme le décrit en détail le document 2.**
- 2. Que le Comité de l'agriculture et des affaires rurales 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 11 octobre 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.

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

5721, 5731 and 5741 Manotick Main Street

Owner

Manotick Main Regional Inc.

Applicant

Erin O'Connor, Regional Group of Companies

Description of site and surroundings

Known as the Riverwalk Manotick, the site is located on the east side of Manotick Main Street, north of Kelly Marie Drive, and is adjacent to the Rideau River. The site is comprised of three existing lots; 5721 Manotick Main Street contains one detached house, located to the rear of the property. This home will be retained and form part of the Plan of Subdivision. The other two parcels, 5731 and 5741 Manotick Main Street, are currently vacant.

The lands have an area of approximately 6.29 hectares. To the west, the site is bound by future residential lands along Manotick Main Street, to the east the Rideau River and to the north of the site existing detached residential which take access from Island View Drive. To the south the site is bound by existing single detached residential along Kelly Marie Drive, which is also the southern boundary for the Village of Manotick.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Village First Density, Subzone A (V1A), which permits detached dwellings. The Owner proposes to rezone the property to an appropriate Village Residential Third Density Zone (V3) to allow, in addition to detached dwellings, townhome dwelling types. Additionally, an exception to the zone is being requested to allow for reductions in the front, side and rear yards, and an increase in the permitted maximum lot coverage. Further, a Parks and Open Space zone (O1) will be applied to the park block, sanitary pumping station and the 30 metre setback limit along the Rideau River.

Brief history of proposal

The Zoning By-law amendment for the Riverwalk development was filed concurrently with a Plan of Subdivision. The conditions of draft approval of the subdivision were circulated and the City received a notice of appeal to the Ontario Municipal Board by a member of the public on September 18, 2017. Staff acknowledge the possibility of the zoning also being appealed, but recommend moving forward with approval of this report as the Board prefers appeals to be joined at the same hearing.

As per the Draft Plan of Subdivision in Document 3, the proposed development will accommodate 45 bungalow townhomes (Blocks 38 to 52) and 37 detached dwellings, which includes five waterfront lots along the Rideau River (Lots 1 to 37). The existing single detached dwelling will be retained and incorporated into the subdivision plan (Block 53). Access to the homes will be provided via a public road network having access from Manotick Main Street. An additional emergency access only will be provided from Kelly Marie Drive. A Park block (Block 54) and open space block (Block 62) will be dedicated to the City and will be located at the east end of Kelly Marie Drive. Public services (water and sanitary) will service the proposed development. A separate block (Block 55) north of the park block has been set aside for a sanitary pump station, a servicing feature required by this Plan of Subdivision.

A condition of final approval requires the owner, prior to registration of the subdivision plan, to ensure that the proposed plan conforms with a Zoning By-law approved under the requirements of the *Planning Act*.

DISCUSSION

Public consultation

A statutory public meeting was held for the Plan of Subdivision and the accompanying Zoning By-law amendment on January 19, 2017 at the Manotick Arena Community Centre.

Over 100 citizens attended the presentation by the developer, Manotick Main Regional Inc. In attendance were the Councillor and representatives from the community associations.

All comments written and heard at the public meeting were addressed through the Draft Plan of Subdivision. As noted, the City has received a notice of appeal to the Ontario Municipal Board by a member of the public, regarding the conditions of draft approval, on September 18, 2017.

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

Official Plan designation

Located in a village designated area of the Official Plan (Rural Policy Plan Schedule A), villages continue to serve the rural area as service centres. The development of residential uses in a variety of forms and modest employment opportunities, in the form of commercial, tourism and small-scale industrial development is encouraged. Additional policies for the Village of Manotick are set out in the recently approved Manotick Secondary Plan.

Other applicable policies and guidelines

In March of 2016 Council approved a new Secondary Plan for the Village of Manotick.

The Secondary Plan sets out a broad range of land use categories within the Village including: Village Core, Residential, Mixed Residential-Commercial, Parks, Open Space and Greenspaces. Each of these categories may be further divided into distinct areas with each having its own policies. Schedule A of the Secondary Plan designates the subject site as "Residential (Medium Density)". Additionally, the policies set-out the

dwelling types and the density of development. Section 2.3.3 Residential (Medium Density) states:

The Residential (Medium Density) designation will allow a greater range of dwelling types that include ground-oriented multiple unit dwellings. The relevant policies for this development are provided below.

Policies:

1. Permitted uses include single detached dwellings, semi-detached dwellings, and townhouse dwelling at a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare. Single detached dwellings are limited to no more than 50 per cent of the total number of dwelling units. Apartment dwellings – low-rise are not permitted.
2. All new development must be connected to public water and wastewater services.
3. New development will be designed to reflect Manotick's village character and integrate into the surrounding context.
4. For the lands designated Residential (Medium Density) located north of Kelly Marie Drive abutting the Rideau River, a Development Concept Plan will be submitted at the time of development application. The Development Concept Plan will be developed in accordance with the Official Plan regarding River and Canal Corridors in support of the Rideau Canal's National Historic Site designation, UNESCO World Heritage Site designation and other relevant policies in consultation with Parks Canada. The development Concept Plan will show public access to the Rideau River in accordance with the Official Plan and improve connectivity for pedestrians and cyclists to the surrounding area.

The proposed mix of detached and townhouse dwellings, and the proposed park are permitted in the Medium Density Residential designation.

The Secondary Plan further identifies a Future Park located within the subject area. The Riverwalk Manotick park location was selected to provide public access to the

Rideau River and to provide frontage on the public street in accordance with the City of Ottawa's Park and Pathway Development Manual. The park will be accessible from the new subdivision and to the existing community. This location will also enhance the already existing public access to the river from the City Right-of-Way (ROW) portion on Kelly Marie Drive.

Planning rationale

The purpose of this Zoning By-law amendment is to facilitate the development of the Draft Plan of Subdivision. The application has been examined pursuant to the provisions of the Provincial Policy Statement, the Official Plan and the Manotick Secondary Plan. The proposal for 45 bungalow townhomes and 37 detached dwellings, meet the prescribed mix and percentage of residential units and minimum density targets in the Manotick Secondary Plan.

Density Calculation

Total Site Area: 6.15 Hectares

Total Units: 83 (including existing home)

Gross Density: 13.50 units/gross hectare

Manotick Secondary Plan permits: Minimum 12 units to Maximum of 20 units/gross hectare.

Unit Mix

Total Units: 83

Detached: 38 (including existing home)

Townhouse: 45

Percentage of detached units 45.78%

Manotick Secondary Plan permits: detached units up to 50% of the total number of dwelling units.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

The proposal is consistent with the Plan of Subdivision and policies that guide residential development in the Official Plan's Villages. The proposed Zoning By-law amendment will have no adverse effects on the rural community.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report. Further, the existence of the outstanding appeal to the Ontario Municipal Board would not impact the implementation of the recommendations contemplated within this report should they be accepted.

RISK MANAGEMENT IMPLICATIONS

There are no risk associated with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The application has been examined pursuant to the Official Plan and the Manotick Secondary Plan. The Conservation Authority, Parks Canada and City staff have reviewed the reports and plans provided with the Plan of Subdivision and Zoning By-law amendment applications. The Conservation Authority, Parks Canada and City staff are satisfied that the natural features on and adjacent to the site will be adequately protected with the mitigation measures that will be put in place.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP3 - Support growth of local economy

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the approval of the Draft Plan of Subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Plan

Document 2 Details of Recommended Zoning

Document 3 Draft Plan of Subdivision

Document 4 Consultation Details

CONCLUSION

The proposed rezoning conforms to the policies of the Official Plan and the Manotick Secondary Plan and the implementation of the Plan of Subdivision. Despite the appeal of the conditions of draft approval for the subdivision, the Planning, Infrastructure, Economic Development Department recommends approval of the rezoning.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

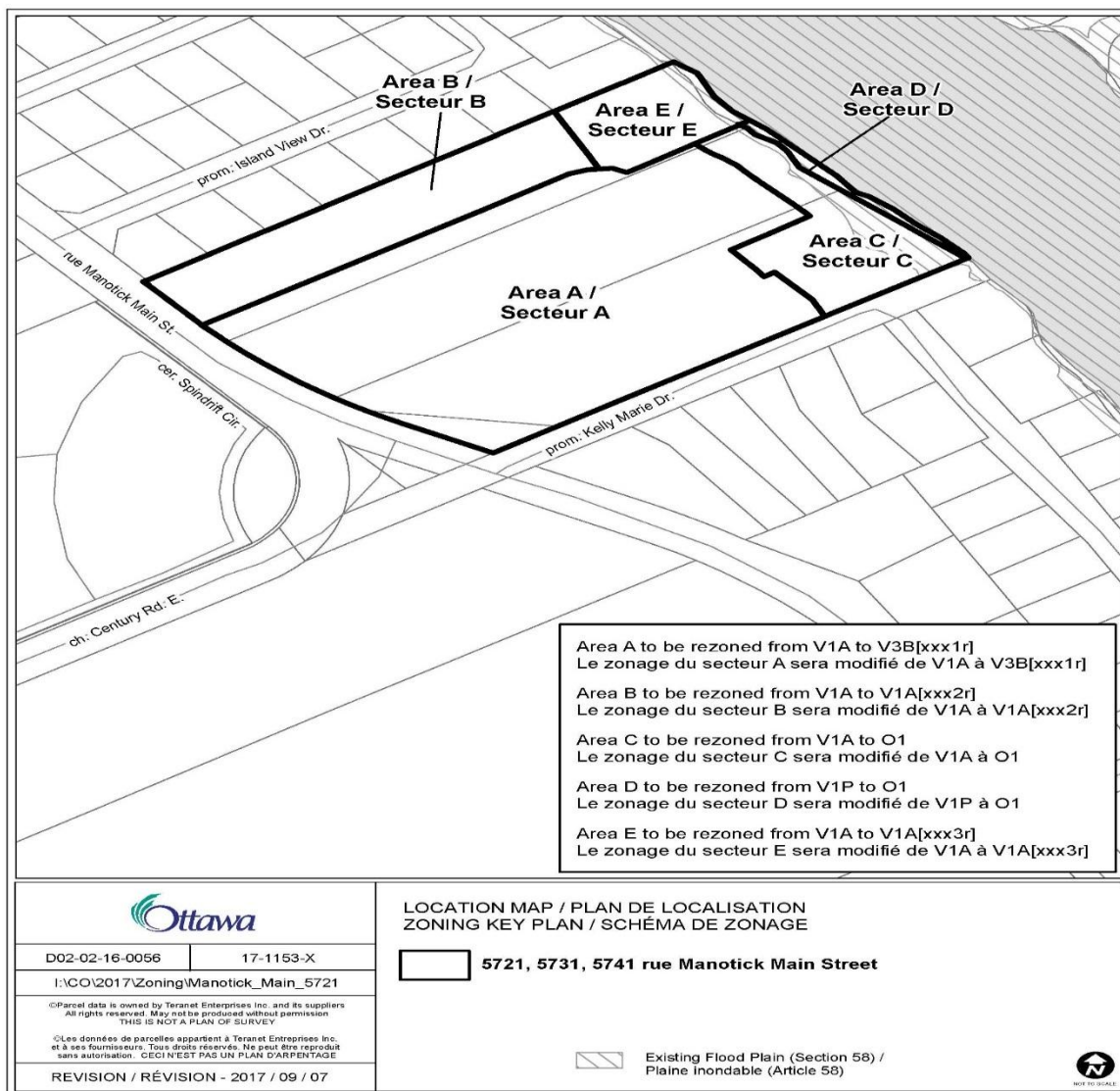
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This is a location map that identifies the location of the subject lands and proposed zoning revisions.



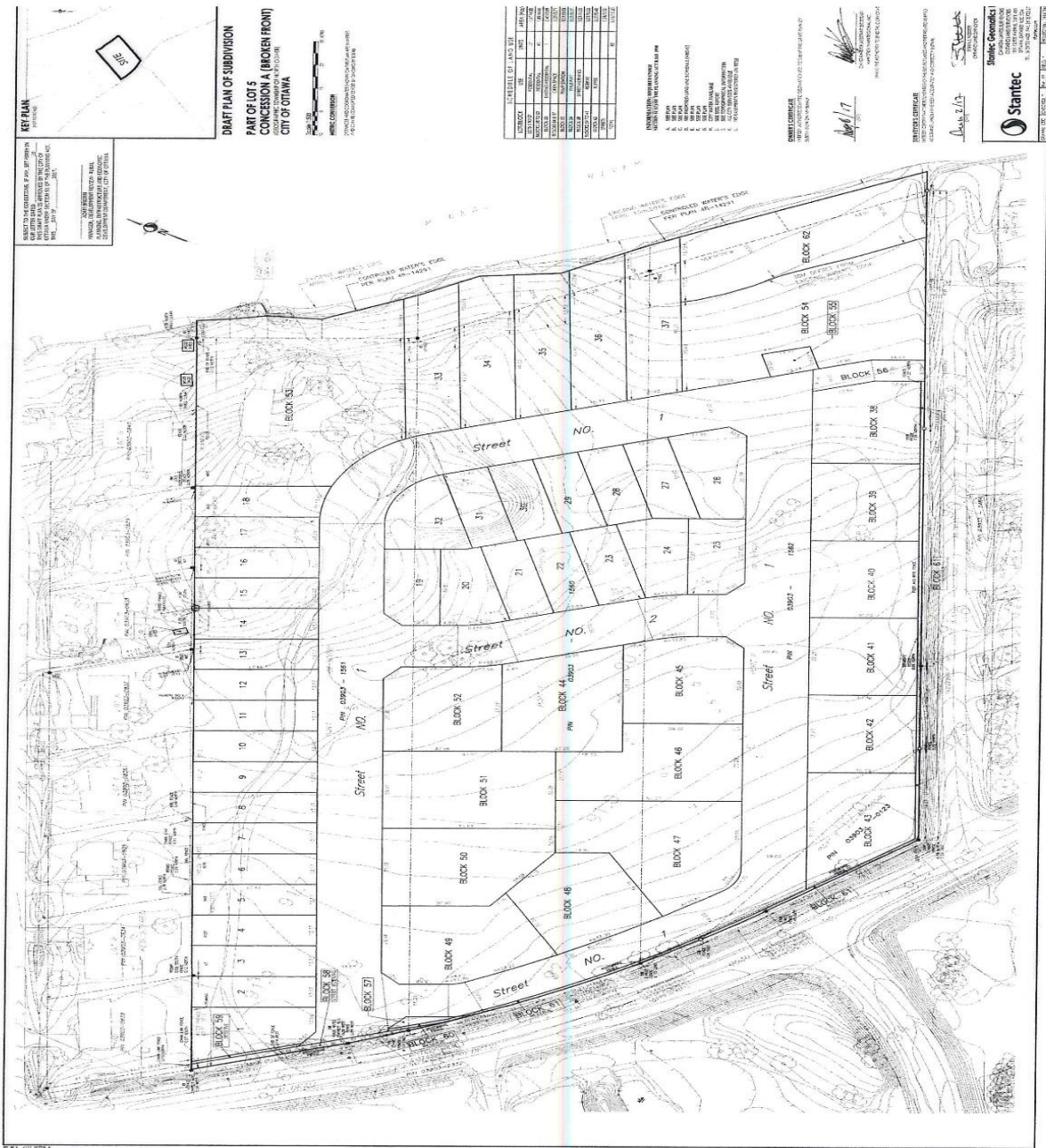
Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 5721, 5731 and 5741 Manotick Main Street.

1. Rezone the lands shown in Document as follows:
 - a) Area A from V1A to V3B [xxx1r]
 - b) Area B from V1A to V1A [xxx2r]
 - c) Area C from V1A to O1
 - d) Area D from V1P to O1
 - e) Area E from V1A to V1A [xxx3r]
2. Add a new exception V3B [xxx1r] to Section 240 – Rural Exception with provisions similar in intent to the following:
 - a) In Column II – Applicable Zones add the text, “V3B [xxx1r]”
 - b) In Column V – Provisions add the following text:
 - Minimum Front Yard setback: 4.5 metres
 - Minimum Interior Side Yard setback: 1.2 metres
 - Minimum Corner Side Yard setback: 3 metres
 - Minimum Rear Yard Setback: 6 metres
 - Maximum Lot Coverage for detached dwelling: 46%
 - Maximum Lot Coverage for townhouse dwelling: 55%
3. Add a new exception V1A [xxx2r] to Section 240 – Rural Exception with provisions similar in intent to the following:
 - a) In Column II – Applicable Zones add the text, “V1A [xxx2r]”

- b) In Column V – Provisions add the following text:
- Minimum Lot Area: 400 square metres
 - Minimum Lot Width: 12 metres
 - Minimum Front Yard setback: 4.5 metres
 - Minimum Interior Side Yard setback: 1.2 metres
 - Minimum Corner Side Yard setback: 4 metres
 - Minimum Rear Yard Setback: 9 metres
 - Maximum Lot Coverage: 46%
4. Add a new exception V1A [xxx3r] to Section 240 – Rural Exception with provisions similar in intent to the following:
- a) In Column II – Applicable Zones add the text, “V1A [xxx3r]”
- b) In Column V – Provisions add the following text:
- Minimum Lot Area: 3500 square metres
 - Minimum Lot Width: 40 metres
 - Minimum Front Yard setback: 14 metres
 - Maximum Lot Coverage: 20%

Document 3 – Draft Plan of Subdivision



Document 4 – 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. A public meeting as required by the *Planning Act* for Plans of Subdivision was held in the community on January 19, 2017 at the Manotick Arena Community Centre.

All comments written and heard at the public meeting with respect to the subdivision were addressed through the approved Draft Plan of Subdivision. The City has received a notice of appeal to the Ontario Municipal Board by a member of the public, regarding the conditions of draft approval, on September 18, 2017.

A number of comments were received specific to the zoning regarding the proposed residential use, protection of the waterfront and the reduction in the provisions for front side interior and side yards.

At the public meeting a number of residents were concerned with the developer's request for an additional exception to the proposed zoning to increase the density of the site. The current zoning of Village First Density Zone Sub Zone A (V1A) requires an 8000 square metre lot area minimum. This zoning appears to be a carry over from the former Township By-law where lots then were being developed on private services. That said, a Zoning By-law amendment is required to bring the proposed development (mixed residential use) into conformity with the Manotick Secondary Plan. Further, based on the style of housing proposed (bungalows) an increase/reduction in the front, interior and rear side yard provisions is required to accommodate the housing mix. The exception to the by-law will accommodate these changes to the provisions only and does not increase the density of the project as originally thought by the community. The density is controlled by the Secondary Plan.

With respect to waterfront as part of subdivision design a 30 metre setback from the river will be applied to the private waterfront lots and this area will be maintained as treed habitat along the shore. Additionally, an area of the shore has been set aside and

will be dedicated to the City and a public park located adjacent to it will protect the aquatic and shore habitat and provide for public access. Not only does this restricted setback continue to provide a natural habitat area, it will also protect the natural landscape of the Rideau River.