



DESIGN BRIEF

Submitted to:

**Development Review, Rural Planning
Planning, Infrastructure and Economic
Development Department
City of Ottawa**

In Consideration for Project:

**5497 Manotick Main, Ottawa
3 Storey low-rise residential development**

October 6th, 2022

Section 1

The application Submission:

Type of application – Site Plan application (standard non rural application) and Zoning By-law Amendment application.

Legal description

Municipal address 5497 Manotick Main

Purpose to the application – To facilitate the redevelopment of the property for a 3 storey Residential Development with a mix of at grade (10) and below grade (16) parking spaces. In addition there is a large developed amenity area adjacent to the Rideau river.

Vision statement and goals for the project – The redevelopment of this property is an excellent opportunity for a rental infill apartment development in close proximity to the existing public commercial core of Manotick in an established neighbourhood. The proposed streetscape that will result will extend the basic development guidelines to this block. It will provide a sensitively designed new development that will be built in harmony with nearby properties.

Response to City Comments:

Official Plan – The proposed property is in the Manotick Secondary Plan which permits this scale of a development. The designation permits the development of a full range and choice of unit types on all levels to meet the needs of all ages, incomes and life circumstances. This will facilitate the development of complete and sustainable communities. The scale of this development is in conformity with many of the Village Core designation guidelines and the existing official development plan, with low profile building height and a focus of residential usage.

Key policies within the General Urban Area designation that are applicable to this Infill Development are contained in Sections 2.5.1 (Designing Ottawa) and 3.6.1 of the Official Plan and are:

2.5.1 The Design Objectives of this section are as follows with our response in brackets.

Design Objectives

3 Storey low-rise mixed-use development

The Design Objectives of this Proposal listed below, are qualitative statements of how the City of Ottawa wants to direct the Built Environment as the City matures and evolves. These Design Objectives are broadly applicable, to Plans and Development in all land use designations, and from a City wide to a site-specific basis.

1. To enhance the sense of Community by creating and maintaining places with their own distinct identity. **(The proposed development while maintaining the intent of the village core and main street with a focus on residential development that will enhance the further development of the core and with its architectural treatment will create its own distinct identity.)**

2. To define quality public and private spaces through Development. **(We have developed a natural streetscape public area facing the street complete with developed tree placement. Private amenity areas (balconies) overlooking the street and the amenity area overlooking the Rideau river. The amenity area will be developed in the rear setback overlooking the river. This will consist of a pergola, pavers, seating benches and plantings to follow RVCA recommendations to maintain the naturalization of the space. The rear amenity area and waterfront setback will maintain the existing physical elements augmented by any additional stabilization required. The existing trees located within the setback will be conserved unless recommended to be removed by the arborists.)**

3. To create areas that are safe, accessible and are easy to get to, and move through. **(Access is provided directly from the street to both interior and exterior parking and the residential usage, including a single access point for all vehicles. The exterior parking area is screened by a natural enhanced planting area. Bicycle parking is integrated with in the building located at the front adjacent to the Main Street on the ground floor. Direct sidewalk access to the rear amenity area is integrated in the overall site plan.)**

4. To ensure that new development respects the character of existing areas. **(The scale, massing and height of the Development is in character with the surrounding neighbourhood. Site lighting for both the building development, parking area and access lanes and walkways will be low impact to respect the adjacent property usages.)**

5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. **(Apartment units within the building's development could be combined to merge units and to provide flexibility into different bedroom mixes.)**

Official Plan

DESIGN BRIEF

October 6th, 2022

5497 Manotick Main

Page 4 of 23

3 Storey low-rise mixed-use development

3.6.1.1 General Urban Areas designated in Schedule B. The General Urban Area designation permits all types and densities of housing, in close proximity to employment, retail, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

(The density of housing proposed is permitted in this designation.)

3.6.1.3 When considering a proposal for residential intensification through infill or redevelopment in the Village Core area will:

Recognize the importance of new development relating to existing community character so that it enhances and builds upon the desirable established patterns and built form.

(The proposed 3 storey plus basement residential building development is in general conformity with many of the Manotick Village Core Plan Guidelines as they pertain to the Village Core main street character. It is an appropriate land use in the community with the density of development that is being proposed.)

Context Plan:



Top View of proposed site

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 5 of 23

The immediate streetscape is one of low density, mainly one and two storey old stock dwellings converted to non-residential usage and Commercial Developments. The Architecture of existing and new developments are characterized by elements such as porticos, balconies, both sloped and flat roofs, punched windows, and varying cladding materials including masonry, and wood siding complete with accent bandings.

Key destinations are closely located in relation to the property. A Commercial Development is located adjacent to the site. The proposed site is within the Main Street Village Core Area. It provides access to a great variety of new and existing retail stores and personal service business, and the pedestrian - oriented Historic Village.

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 6 of 23



Rear view towards neighbours rear yard



View looking at rear side Property



View from property towards street



View from driveway towards parking area

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DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 7 of 23



View from landscaped area between properties



View from landscaped area between properties



View of front of existing house



Views of rear property

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DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 8 of 23



View of river front



View of river front



View from river front to rear of house

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DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 9 of 23



Retirement home to the east of property street



View to the South East corner of Manotick Main Street and Bridge Street

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 10 of 23



View of residential housing on Maple Street



View of the commercial property to the South of 5497 Main Street property

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 11 of 23



View of 1096 Bridge street



View 5524 Manotick Main Street

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 12 of 23



View of neighbouring mall South of the 5497 Main Street property

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

Section 11 – Design Proposal:

October 6th, 2022

Page 13 of 23

Massing and Scale – Views:



3D model view of the new proposed building



3D model view of the new proposed building

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DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 14 of 23



3D model view of the new proposed building



3D model view of the new proposed building

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The property borders sites with residential and commercial buildings which are 1 and 2 storeys in height. The three-storey proposal is compatibly massed with its neighbours into this relatively more dynamic and slightly higher form.

The buildings expression is characterized by amenity area balconies and extensive glazing on the front elevation. The access to the facade offers a residential feel and human scale to the streetscape. The streetscape includes the developed landscape buffer zone with developed trees, lower planting screen. These elements also continue the natural rhythm of building entrances exhibited on the adjacent blocks and part of the Village Main Street character.

Building Design:

The Proposal for a 3 Storey Rental Apartment building is planned to compliment the adjacent properties in terms of its scale, materials and use. The Buildings Elevations have been designed with punched windows, balconies and contrasting materials to provide visual interest particularly along Main Street. The Building will combine a lower base of architectural stone with “Hardie board” panels above. Balcony railings are glass with aluminum components and the door/window frames will be prefinished aluminum. The flat roof will be detailed with a continuous cornice of prefinished brake form metal.

In addition, the front yard will be landscaped to compliment both the existing planting and the streetscape already developed within the core of Manotick Main Street. The proposal will also provide additional planting, upgrades and amenities in the rear yard facing the river. These amenities will include river access, seating, BBQ, terrace and pergola. The site is unique in that it will allow for recreational access to the river for boating, cycling and pedestrian sidewalks to the Village of Manotick.

The Main entry to the building will face onto Manotick Main Street as well as providing tenant access to elevator, lobby, bicycle parking and interior parking.

Sustainability:

1. Proximity to Transit services and Manotick Main Street Retail opportunities lessens the demand on personal vehicles.
2. Unit sizes have been minimized and one and two bedroom Unit Plans are provided.
3. Building design will consider and implement current requirements of Envelope and Roof design. All requirements of OBC. SB-10 will be met and HVAC, lighting, plumbing, insulation and envelope performances will be considered and / or met.
4. Motion sensors, LED light fixtures, Bike parking, recycle facilities, HVAC systems, plumbing fixture, roof insulation, building materials and Building Controls are all to be considered, analyzed and reviewed for incorporation into this project.
5. LED Site Lighting will be provided for Security and OBC requirements. It will be designed to provide limited spillage to the adjacent properties.



Site plan

DESIGN BRIEF

5497 Manotick Main

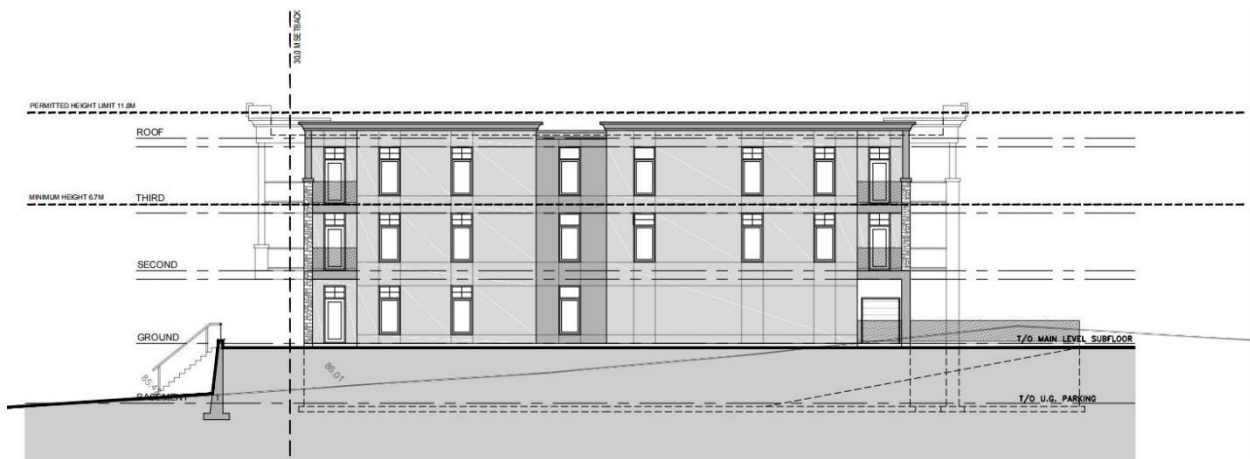
3 Storey low-rise mixed-use development

October 6th, 2022

Page 18 of 23



Front Elevation (Along Manotick Main)



North Side Elevation

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DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 19 of 23



South Side Elevation



Rear Elevation

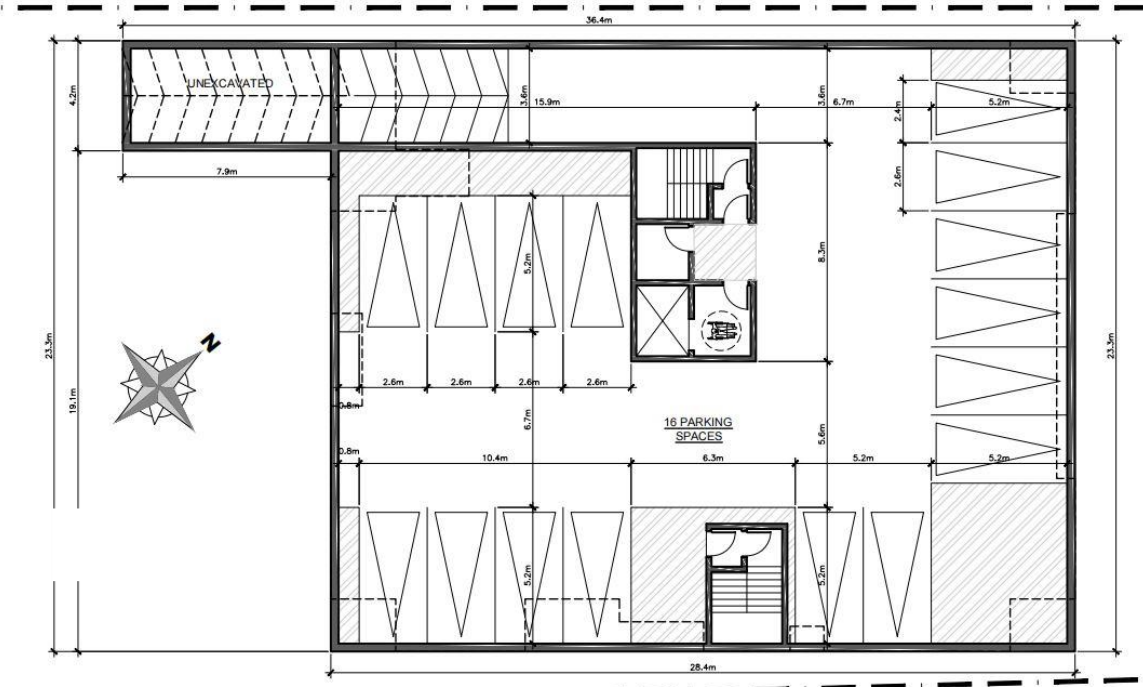
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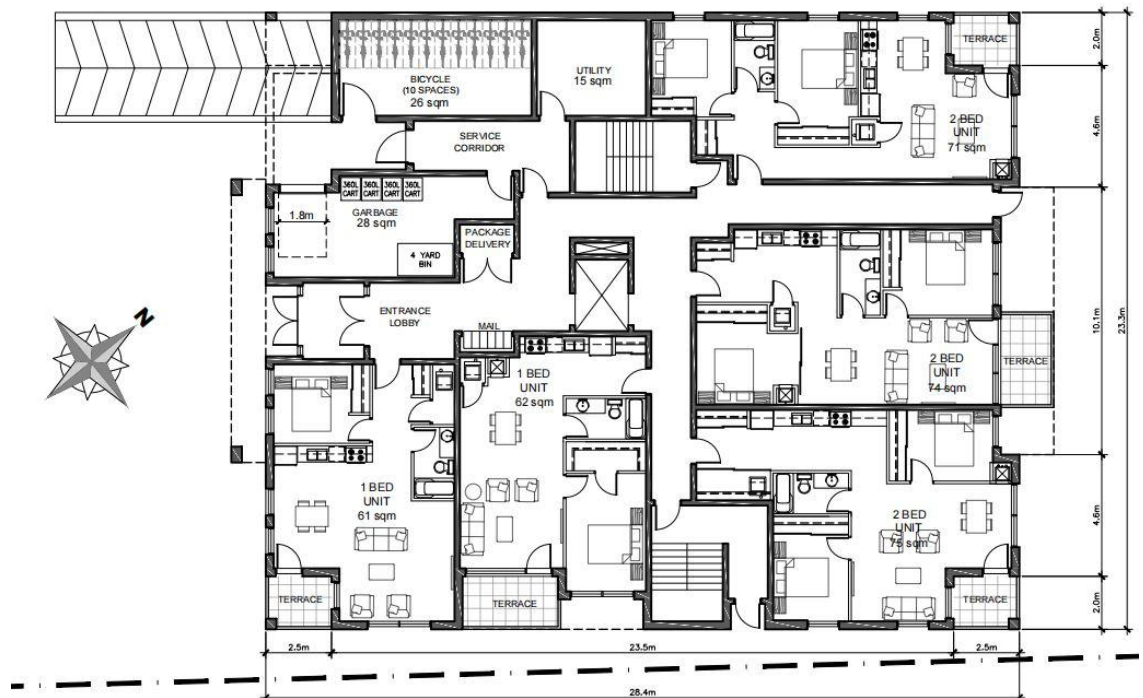
3 Storey low-rise mixed-use development

October 6th, 2022

Page 20 of 23



Lower Level



Main Level

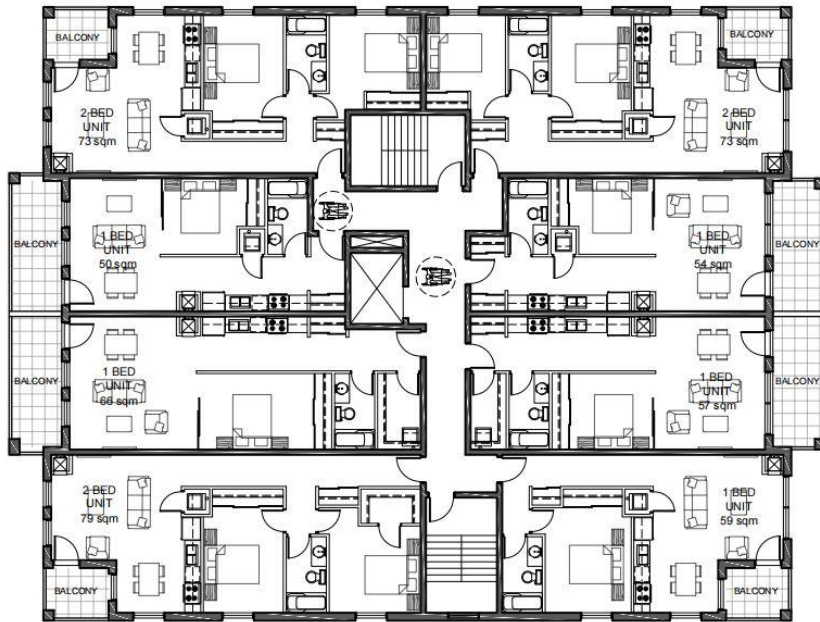
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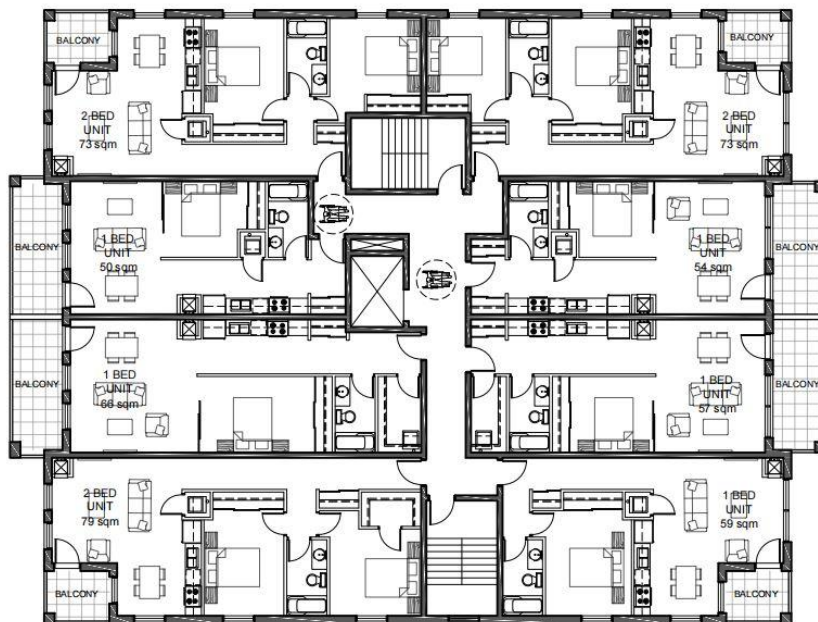
3 Storey low-rise mixed-use development

October 6th, 2022

Page 21 of 23



Second



Third Level

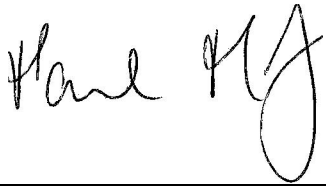
SIGNATURES

Signature of Planning Representative,
P H Robinson Consulting:

Signature of Architect
Representative,
Brian K. Clark Architect.:

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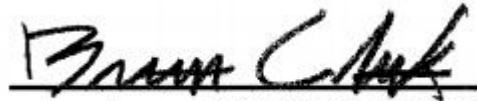
Date



Paul Robinson, RPP

October 6thth, 2022

Date



Brian K. Clark, Architect

DESIGN BRIEF

5497 Manotick Main

3 Storey low-rise mixed-use development

October 6th, 2022

Page 23 of 23

Appendix A

Large format images shown under section 2, as well as others, follow and include:

1. Site plan
2. Floor plans of all levels
3. Building elevations