

PLANNING RATIONALE REPORT

**5497 MANOTICK MAIN STREET
REZONING AND SITE PLAN CONTROL APPLICATION
CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING
NOVEMBER 2021**



INTRODUCTION

This report has been prepared on behalf of 12213559 Canada Inc. in support of a Rezoning and Site Plan Control Application for their lands at 5497 Manotick Main Street in Manotick. The legal description of the property is part of Lots 3 and 4 Registered Plan 547, City of Ottawa (**see Survey Plan in the Appendix Section**).

The property is located on the east side of Manotick Main Street approximately 105 m north of Bridge Street (**see Location plan in the Appendix Section**). To the north of the property is a single family home (5495 Manotick Main Street). To the south is a commercial plaza with a stand-alone bank building as seen in the image below. Subject property is on the left and the bank building is on the right.



View of property (on the left) with commercial property on the right

To the west are office uses on the west side of Manotick Main Street (5494 and 5500 Manotick Main Street) (see photo on the following page) and to the south west (5506 Manotick Main Street) is a property that is proposed to be redeveloped to build a four unit commercial restaurant/retail and office building that is near the end of the City review period. At the rear of the property the property abuts the west edge of the back channel of the Rideau River.(see photo of the rear of the property on page 3) **See site photos in the Appendix section.**

Further to the south along both sides of Manotick Main Street is the core area of the Village of Manotick that contains a number of key commercial and community attractions. The lands are within 100 metres of Bridge Street, a main east-west road in Manotick which crosses the Rideau River and leads to River Road.

The subject lands have 27.16 m of frontage (89') on the east side of Manotick Main Street and a lot depth of approximately 84 metres of depth (276') See the survey plan (Figure 1) for further details. Full size copies of the survey plan are



View of property across the street (Real Estate Brokers) from the subject property

being filed as part of these applications. There are no easements or rights of way on the property and road widenings have been taken in the past along the frontage. There is an existing overhead hydro wire along the frontage which results in increased front yard setbacks beyond the required setbacks based on the Zoning By-law.

Legal Description The property is legally described as Part of Lots 3 and 4 (Registered Plan 547) and there is a building on the property that has been most recently used as a real estate brokers office. It is our understanding that the building on the property was constructed in the late 1950's and it was originally a single family home. See survey plan filed with application.



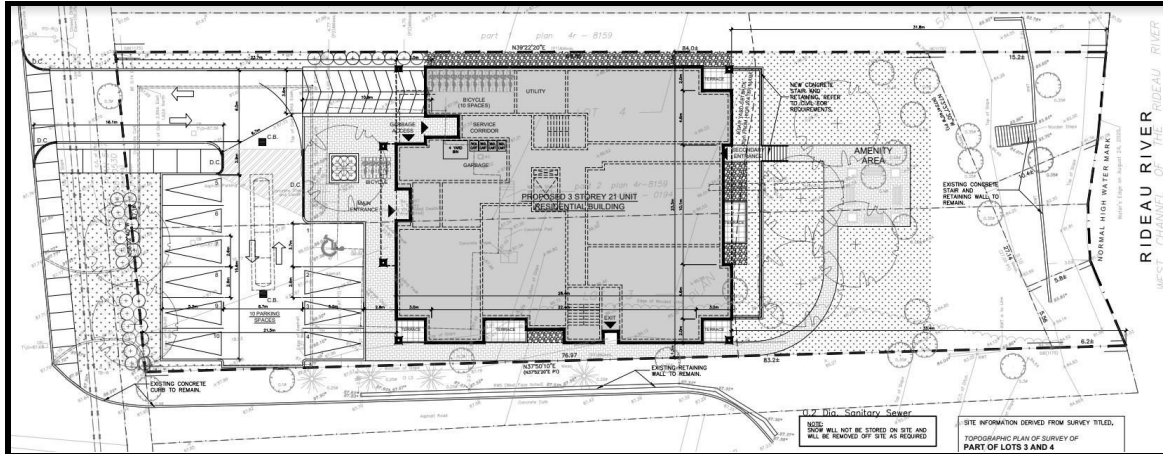
View of the Rideau River at the rear of the property

Site Plan proposal

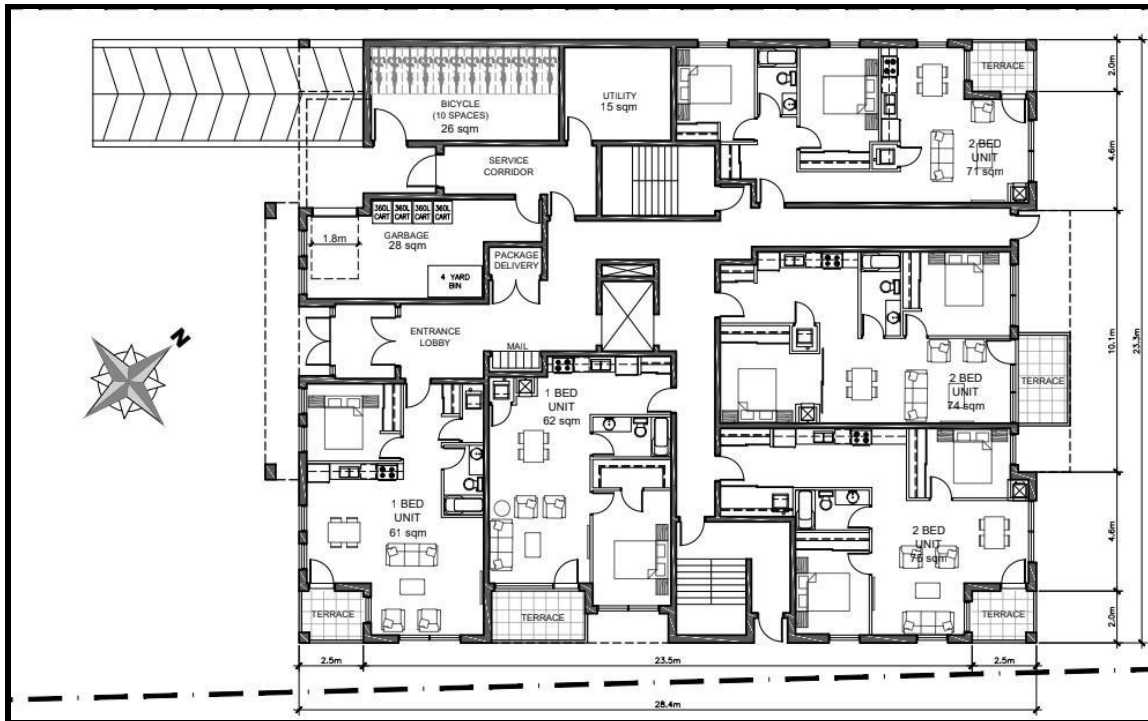
The intent of the site plan is to build a 3 storey residential building containing 21 rental units. There will be 10 one bedroom units and 11 two bedroom units on the three floors with five units on the ground floor and 8 units on both the 2nd and 3rd floors with all units either having a balcony or an outdoor terrace. There will be surface and underground parking on this property with a total of 26 parking spaces being provided with 10 surface spaces at the front of the building and 16

spaces in an underground parking garage accessed along the north property line from the front of the property.

See the **Appendix** section for PDF copies of the site plan drawing and architectural elevation drawings and floor plans for the project.



Site Plan extract. See appendix section for more details and the electronic copies of the site plan being filed as part of the **Site Plan** submission. The ground floor will also contain an area for bicycle parking (14 spaces in total).



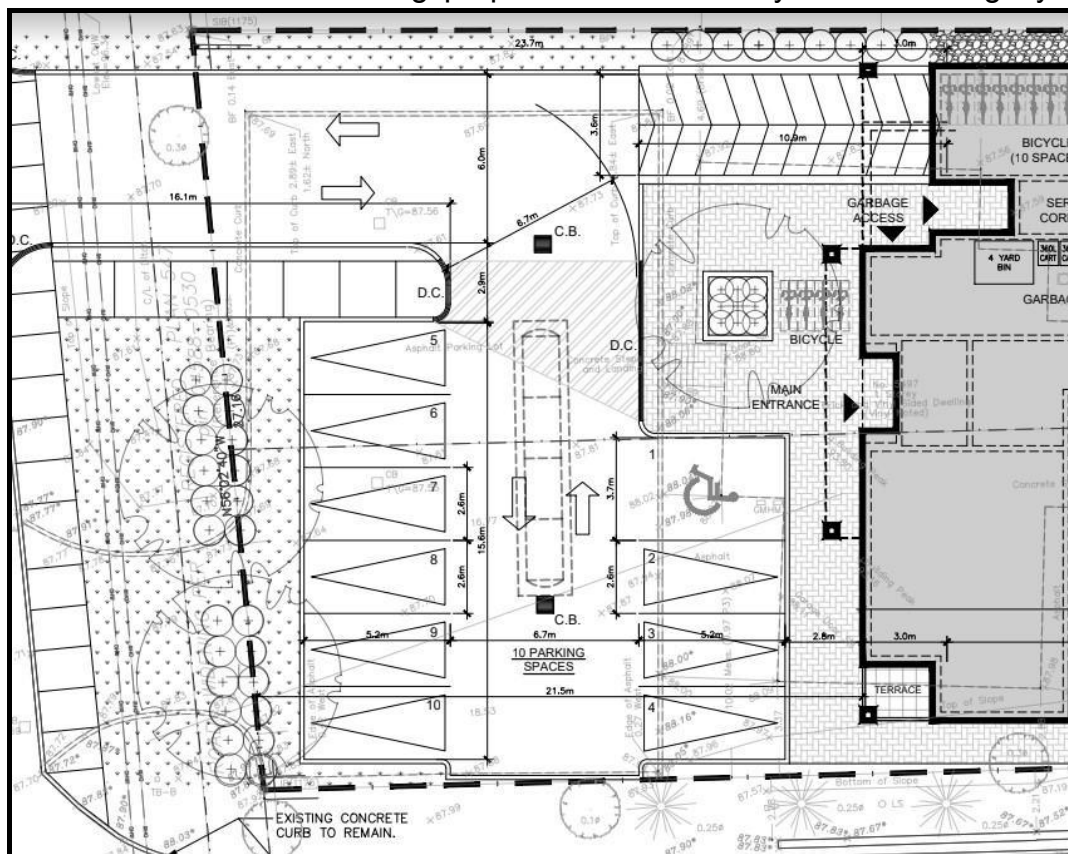
Details of ground floor of the project

Ten of the spaces will be interior spaces and there will be 4 spaces at the front of the property for residents). In addition, the garbage storage area, a package delivery area and the mailboxes for the building will be located on the ground floor.

There will be a grassed and planting area along the frontage of the property and then a row of parking spaces with the building and an entrance/planting area adjacent to the new building.

There will be private amenity areas (terraces on the ground floor level and balconies on the upper units) which face both the street or interior side lot line or the amenity area to be developed in the rear yard adjacent to the Rideau River and the river itself. There is a proposed formal rear yard seating area for passive recreation and an area for residents to gather in an outdoor setting.

The property borders lands that are residential or commercial in nature and are generally 1 to 2 storeys in height. The three storey proposal is compatibly massed with the surrounding properties in a more dynamic and slightly higher

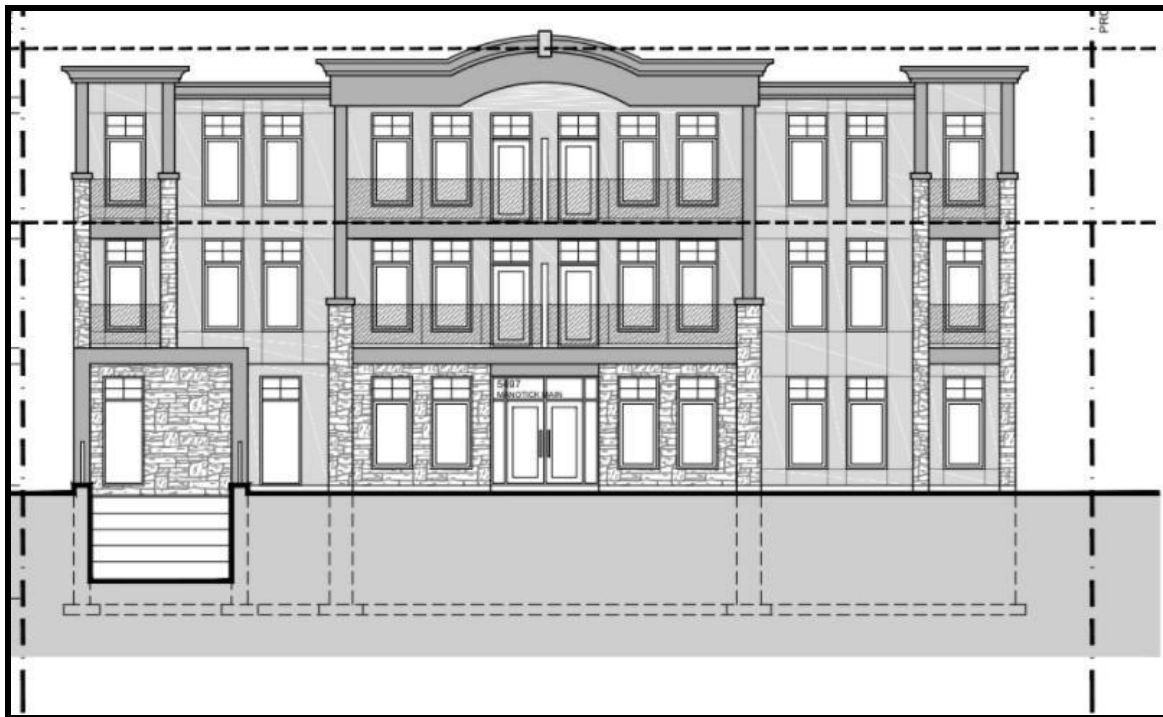


Portion of the site between the frontage on Manotick Main Street and the front wall of the building showing landscaping and front yard parking.

form.

The buildings expression is characterised by amenity area balconies on three of the facades of the building. With multiple facades having a residential feel it provides a human scale to the Streetscape. This Streetscape includes the developed landscape buffer zone with tree and shrub planting along the frontage and there is a grassed area adjacent to the street itself on the City land and a front entrance area that contains some bicycle parking spaces . These elements will continue the natural rhythm of building entrances that are on the adjacent blocks and also other areas of the Manotick Village Main Street core.

The new building will have a building footprint of approximately 608 m² (6544 ft²) and a total building area of approximately 1768 m² (19030 ft²) for the 3 floors. The maximum building height is 11 m and the proposed building height is 10.9 m.



Front facade of the building showing front facing balconies, windows and front entrance.

Parking

The City of Ottawa parking requirements for this type of development are:

Total required parking = For each residential unit the requirement is 1.2

spaces/unit which consists of a requirement of 1 space/unit for resident parking requirements and 0.2 spaces/unit for visitor parking requirements. This results in an overall parking requirement of 25 spaces and we are providing 26 parking spaces. Of the 26 parking spaces that are being proposed, 16 parking spaces are proposed to be in the underground parking level and 10 spaces (including the handicap parking space) will be located at the front of the building in a surface parking area. As a result the proposed parking is in excess of the zoning requirements and this revised proposal will not have any surface parking in the rear yard which was identified as a concern by community members.

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. Internal stairs and an elevator allow for access to the rest of the building.

Background Studies

Background studies addressing soils, environmental issues and civil engineering design are being filed as part of this Site Plan application. A full set of engineering, architectural, environmental, geotechnical, traffic, environmental noise, surveying and landscaping plans and reports are also being filed with this site plan submission. No major issues or concerns were identified in these studies. Included in this submission are details of the proposed rear yard retaining walls and the amenity area that is conveniently located between the rear of the building and the edge of the river.

Zoning

Under Zoning By-law 2008-250 the subject lands are zoned **VM9 (Residential Fourth Density Zone)**.

A major zoning application is required for this project.

This is a zone which permits both retail uses and dwelling units. In this zone, dwelling units are not to be located on the ground floor of a building. The requested zoning change is to

- allow the entire building to consist of residential units as a low rise apartment building; and
- to allow for an increased front yard setback (which will incorporate landscaping and front yard parking).

Through the recent adoption of the Official Plan by City Council a motion was put

forth by the local Councillor which made modifications to the Manotick Secondary Plan and this motion was carried forward to the new Official Plan

WHEREAS the report for the New Official Plan (ACS2021-PIE-EDP-0036) presents the details of the new Official Plan Volume 1 and Volume 2 (Secondary Plans and Area-Specific Policies), as well as supporting documents and annexes, with the objective to guide planning for the city's growth and redevelopment over the next 25 years; and

WHEREAS, on schedule B of the Manotick Secondary Plan the properties at 5497, 5495 and 5491 Manotick Main Street are identified as part of the Main Street Character Area of the Village Core in the Manotick Secondary Plan;

WHEREAS Section 2.3 Main Street of the Manotick Secondary Plan precludes residential only uses and front yard parking in the Main Street Character Area;

*WHEREAS the orderly development of the properties at **5497, 5495 and 5491 Manotick Main Street** is undesirably restricted by the policies in section 2.3 of the Manotick Secondary Plan;*

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve adding a new policy to Section 9 of the Manotick Secondary Plan in Volume 2B of the New Official Plan, immediately following subsection 1) with the following wording:

*"2) On the lands known municipally as **5497, 5495 and 5491 Manotick Main Road, residential only uses and front yard parking may be permitted.**"*

In addition, the existing zoning for the property VM9 does not permit a low rise apartment but instead permits dwelling units in a mixed use building. As indicated on the previous page, recent modifications to the City's new Official Plan have permitted residential only uses on this property and the proposed rezoning application for this property will be to allow a low rise apartment building which would ensure conformity of the proposed development on the property to the modifications included in the recently adopted Official Plan.

It is the client's preference to have a residential only building on this property that will be at the north edge of the Village of Manotick where to the north on the west side the properties are residential in nature and it is felt that small scale retail uses will not be particular successful in light of retail vacancies through Covid and changes in retail spending habits and its location at the north edge of Manotick Village.

There is a maximum front yard setback of 3 m along the Main Street frontage in the current zoning for the property and with parking being proposed in this area a

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zoning amendment will be required. The proposed front yard setback is 23.7 m from the Manotick Main Street frontage to the furthest point of the building from the front lot line. This 23.7 m distance is at the north edge of the property to the portion of the building above the ramp to the underground parking. At the south end of the property a similar setback distance of 21.5 m exists and the frontage of the road is not parallel with the building and there is also articulation along the frontage resulting in a variable front yard setback. The recently adopted motion as part of the new Official Plan permits this parking arrangement

The proposed use of the site is in conformity with the majority of the zoning requirements and the majority of the setback requirements that apply to this site.

The redevelopment of the property meets current zoning requirements for side yard and rear yard setbacks, parking being provided, building height, landscaping totals and bicycle parking being provided. (see table below which is an extract from the zoning matrix shown on the Site Plan drawing).

SITE STATISTICS		5497 MANOTICK MAIN	
ITEM	REQUIRED	PROVIDED	
Zone	VM9 Village Mixed Use	VM9 - EXCEPTION	
Lot Area	1350 SQ. M.	2169 SQ. M.	
Lot Width	20 M. min.	27.2 M.	
Maximum Building Height	6.7 M MIN. - 11.0M MAX	10.9 M - 3 STOREYS	
Front Yard	3.0 M MAX	VARY (21.1m AT CLOSEST)	
Side Yard	Corner Interior	3.5M MIN. - 4.0M MAX NO MIN.	N/A 1.2M
Rear Yard	7.5M MIN. (30.0 M FROM WATER MARK)	(30.0 M FROM WATER MARK)	
Building Footprint		608 SQ. M.	
Lot Coverage	NO MAX		
Number of Dwelling units		21 UNITS (10 ONE BEDROOM, 11 TWO BEDROOMS)	
PARKING SPACES REQUIRED			
RESIDENTIAL	1.2 PER x 21 = 25 SPACES	(10 SURFACE) (16 UNDERGROUND) 26 SPACES	
Required Bike Racks	10.5 REQUIRED (0.5 SPACES/DWELLING)	10 INTERIOR and 4 EXTERIOR	
Landscaping	Hard Soft		

Due to the desire to have a building with front yard parking and no surface parking in the rear yard and the ability to have a building with only residential uses zoning modifications are required. Through meetings and feedback that the

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owner and consultant team heard from the local Community Association and nearby neighbours who have a strong preference for no parking in the rear yard of the property to prevent light spillage from parking lot lighting and car headlights on the nearby river and properties on the other side of the river.

Renderings on the next page show the front view of the property with the new building shown in relation to the streetscape and nearby properties.





Details of the setbacks and the requirements are on the Site Plan drawing filed with the application.

An aerial view of the proposed site plan is shown on the next page.

Public Consultation Strategy

As part of the initial preparatory work for this project, a pre consultation meeting was held with City staff on July 15 2020. On July 21 2020, a meeting was held with the local Councillor to discuss the project and obtain his feedback on the project.

A video meeting with the local Community Association was held on March 9 and we have discussed the plans with the immediate neighbours. As indicated in the previous section, we received strong feedback from the Community Association to have no rear yard parking and its related lighting issues and they did not have issues with a residential only building.



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 Phone: 613 599 9216
 Email: probinson@probinsonconsulting.com

A further meeting was held with the local Councillor in March 2021 related to the feedback provided at the Community meeting.

A formal pre-application meeting was held with City Planning and Engineering Staff on May 26 2021 to discuss the project and the submission deliverables.

The project team is available to the Community if they wish to discuss further after the submission of these applications.

Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect on May 1 2020 and it outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS.

The following are sections of the PPS that are applicable to a redevelopment on the subject property:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; *The redevelopment on the site represents an efficient intensification of the site and will not create inefficient land use patterns in the area.*
 - e) promoting cost-effective development standards to minimize land consumption and servicing costs. *The intensification of the site will be achieved through a 3 storey plus underground parking level new building on the site. The existing infrastructure within the City Right of Way will be connected to the new building and with underground parking proposed to accommodate more than ½ the provided parking it minimizes land consumption and allows significant areas in the rear yard to remain in a natural state.*
- 1.1.3.1 *Settlement areas* shall be the focus of growth and their vitality and regeneration shall be promoted. *The property is within a settlement area of the City of Ottawa.*
- 1.1.3.2 Land Use Patterns within *settlement areas* shall be based on:
 - a) densities and a mix of land uses which: 1) efficiently use land and resources. *This redevelopment of the property is an efficient use of the land and will allow for a sensitive infill development that meets the majority of City zoning requirements for this use* 2) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; *The proposed new development on the*

property will efficiently utilize the existing infrastructure available within the City Right of Way on Manotick Main Street.

- 1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. *The property is within an established area of Manotick on the edge of the core of the village with nearby infrastructure, public transit along nearby Bridge Street (peak hour weekday service to Barrhaven) and nearby parks and riverside recreation opportunities in close proximity. There are also nearby schools and community facilities for residents needs.*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, *This new development represents an efficient use of land on the property and utilizes existing infrastructure*

Official Plan Designation – City of Ottawa Official Plan

The site is designated a ‘Village’ in the Rural Policy Plan of the City of Ottawa Official Plan and as ‘Village’ in the Official Plan that was approved by City Council in late October 2021. At the time of the writing of this report this Official Plan is awaiting ‘adoption’ by City Council and then it is to be forwarded to the provincial Ministry of Municipal Affairs for final review and implementation. At this time, it represents the City Councils direction on the new Official Plan .

The Village designation permits **residential** and retail and commercial service facilities of up to 10,000 square metres gross leasable floor area, restaurants, offices and personal service establishments, light industrial uses, institutional uses such as schools, community meeting and recreational buildings and facilities, places of worship, and public open space. The proposed residential land uses on this property are in conformity with the permitted land uses within the Official Plan designation of the Official Plan which has recently been replaced by a new Official Plan (which at the time of writing of this report has not received final provincial approval but represents Council direction).

In the recently Council approved Official Plan, in the Village designation Policy 9.4.2 provides general direction.

9.4.2 Ensure all development maintains rural and village character, and to facilitate the use of active transportation for short trips within each Village

- 1) The following are generally permitted uses within Villages unless

otherwise prescribed by a Secondary Plan:

- Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing; **The proposal calls for a residential building which can be supported by servicing that is available.**
- Small-scale office, retail and commercial uses
- Institutional uses such as schools, care facilities, recreation and community facilities and places of worship
- Community gardens, indoor and outdoor crop production market gardens and farmers markets;
- Small scale craft manufacturing of food, beverages and goods for sale; and
- Parks, recreation and community facilities which may include fairground but does not include large scale facilities.

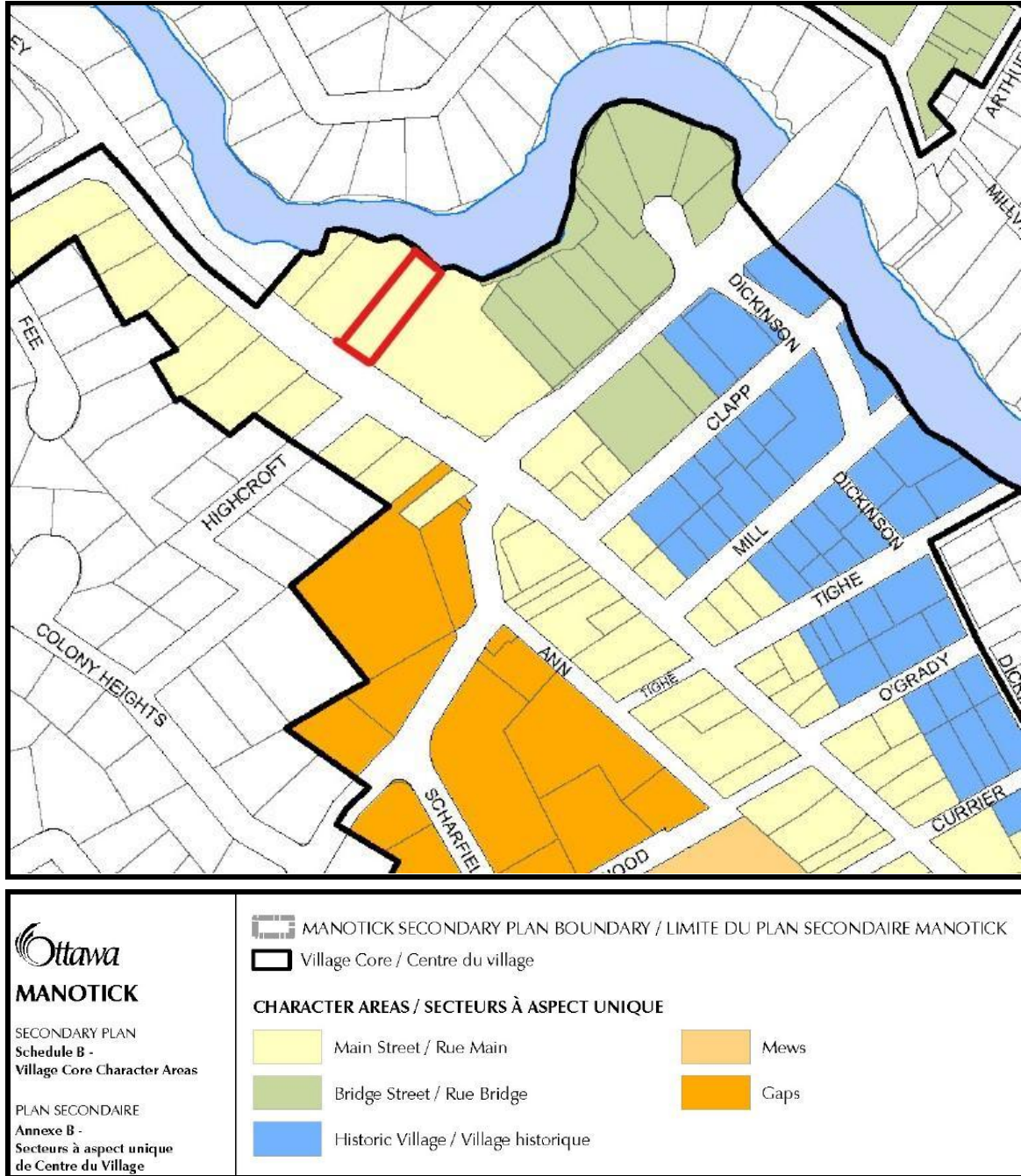
Through the Council deliberations on the new Official Plan, a modification was proposed and approved by Council that would modify the policy directions in the Official Plan and Secondary Plan as they apply to this site (and some properties immediately to the north) and would allow for a residential only building and would also allow for front yard parking.

Through the recent modifications that were made at the recent joint Planning and Agricultural and Rural Affairs Committee in late October on this file as they apply to these lands in a Village designation, the proposal of a residential building with parking in front of the building meets policy directions of the 'new' Official Plan for residential buildings in the Village designation. In this regard, an Official Plan Amendment is not required in order to develop the lands as per the proposal being filed.

Manotick Secondary Plan

The Manotick Secondary Plan has a community vision to maintain a village atmosphere in a growing inclusive community that respects Manotick's historic beginnings, where residents' daily needs are met and where visitors are welcomed in a pedestrian-oriented commercial core.

Within the Secondary Plan, the subject property is in the Village Core area and within the Village Core area, the subject property is within the Main Street character area.



Recent changes that apply to these lands through the Council approved Official Plan (October 2021) result in modifications to these lands (and properties immediately to the north) which would permit a residential only building and front yard parking and modifications to Section 2.3 of the Manotick Secondary Plan and a new policy to Section 9 of the Manotick Secondary Plan will permit the proposed development and an Official Plan Amendment or modifications to the Manotick Secondary Plan are not required.

The motion that was brought before the City Council is below:

WHEREAS Section 2.3 Main Street of the Manotick Secondary Plan precludes residential only uses and front yard parking in the Main Street Character Area;

*WHEREAS the orderly development of the properties at **5497, 5495 and 5491 Manotick Main Street** is undesirably restricted by the policies in section 2.3 of the Manotick Secondary Plan;*

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve adding a new policy to Section 9 of the Manotick Secondary Plan in Volume 2B of the New Official Plan, immediately following subsection 1) with the following wording:

“2) On the lands known municipally as **5497, 5495 and 5491 Manotick Main Road, residential only uses and front yard parking may be permitted.”**

2.2 Village Core

The Village Core is the focus of non-residential and residential uses. It comprises five character areas: **Main Street**, Bridge Street, Historic Village, Mews and Gaps as shown on Schedule B – Village Core Character Areas. Specific policies are described in each character area.

The following general policies apply to all five character areas in the Village Core.

Policies:

1. A broad range of uses are permitted in the Village Core. The policies for the character areas within the Village Core specify the nature of uses permitted in each of these areas. The list of permitted uses is not exhaustive and additional complementary and compatible uses will be permitted through amendments to the Zoning By-law. An apartment dwelling – low rise is only permitted in the Bridge Street, Gaps and Mews character areas. **A motion introduced by the local Councillor through the new Official Plan has allowed a residential only building.**
2. The Design Priority Areas consist of the Main Street, Bridge Street and the Historic Village character areas. Development in these three character areas will be subject to review by the City’s Urban Design Review Panel as set out in the Official Plan. Design review will focus on achieving streetscape improvements and high design standards for both public and private sector development projects. **As a private sector development project there will be modifications to the streetscape with a building being brought closer to the road and with a greater height providing a more prominent connection to the streetscape. As well, a high level of design is**

incorporated into the project.

3. The Main Street and Historic Village character areas are areas of heritage interest with some individually-designated buildings. Development adjacent to or within 35 metres of a designated building will require a Cultural Heritage Impact Statement in accordance with Official Plan policies in Section 4.6.1 – Heritage Buildings and Areas. **Filed with the submission**

Key goals and objectives of the Manotick Secondary Plan (other than the residential only and front yard parking modifications listed previously in this report through recent Council modifications) that this development application meets are as follows:

2.2.6.1 New buildings will be designed to be pedestrian-orientated which may include providing entrances and clear windows facing the street. *The primary entrance for the building will be facing Manotick Main Street with windows facing the street. Upper level floors also contain balconies facing the street and providing visual interest between the building and Manotick Main Street.*

2.2.6.4 New development and additions should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the Village, such as clay brick, stone, wood or high quality modern materials which complement existing elements in the area. *The proposed building materials are inspired by those already found along Manotick Main Street and they will complement the existing elements in the area.*

2.2.6.5 Building walls visible to the public should be articulated and designed in a way that does not create a blank wall facing the public realm. *The west (facing Manotick Main Street) and south walls (facing the commercial plaza at the corner of Manotick Main Street/River Road) are the most visible elements and they contain articulation and significant areas of windows.*

2.2.6.7 Rooftop mechanical equipment should be screened from public view, where possible. *The majority of equipment will be within units or the utility area and any rooftop equipment will be minimal and can be screened.*

2.2.6.8 Longer buildings should have articulated facades that break up the mass of the building and complement the small storefronts of existing businesses within the Village Core. *On the south side of the building, the 2nd and 3rd floors contain an articulated facade through the balconies that are proposed and the presence of a number of windows break up the mass of this wall of the building. This facade has direct exposure to the driveway and parking lot which is part of a commercial plaza (with a bank building as a separate building) to the south which is on the north edge of the main areas of the Village Core of Manotick.*

Landscape/Streetscape Design

1. New development and capital projects will include the creation of attractive public and semi-public outdoor amenity areas such as courtyards , outdoor cafes and seating areas, where possible *There will be landscaped amenity and bicycle parking areas along the front facade of the building and there will also be extensive outdoor amenity areas at the rear of the property between the rear edge of the building and the river's edge.*

Conclusions

The proposed development of a new 3 storey residential building with 21 dwelling units at 5497 Manotick Main Street is consistent with the majority of current zoning, and Official Plan and Secondary Plan policies for these lands.

The site represents a sensitive infill development that will allow for:

- a well designed contemporary residential building that will be located within an established neighbourhood that will add to the character of the street and the neighbourhood
- a new development that meets the majority of current zoning regulations
- a re-development of the existing property that will contribute to the overall intensification of this section of Manotick Main Street through a sensitive development.

Through the site plan process there are a number of key engineering studies and drawings required in support of the development. These studies show that the site can be serviced through existing service connections along Manotick Main Street. The overall site drainage and grading has been designed based on current City guidelines and there will be some roof top storage.

Landscaping will be provided within the front and rear yards to provide screening and buffering to adjacent properties.

The proposed building height of this development is within the maximum permitted building height.

Details of the design are included in the submission documents being filed with this application and also within the Design Brief also being filed.

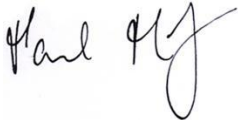
It is our opinion that the proposed development is consistent with the Provincial Policy Statement and the City of Ottawa Official Plan and the majority of relevant

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zoning and Secondary Plan regulations. It is being proposed at an appropriate scale of infill development and will be compatible with surrounding land uses and will contribute to this area of Manotick.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

P H Robinson Consulting

A handwritten signature in black ink, appearing to read "Paul Robinson". The signature is stylized and cursive.

Paul Robinson RPP

APPENDIX

SURVEY PLAN

LOCATION PLAN

FLOOR PLANS, ARCHITECTURAL ELEVATION PLANS AND SITE PLAN

PHOTOS OF PROPERTY AND SURROUNDING AREA.

Surveyor's Certificate

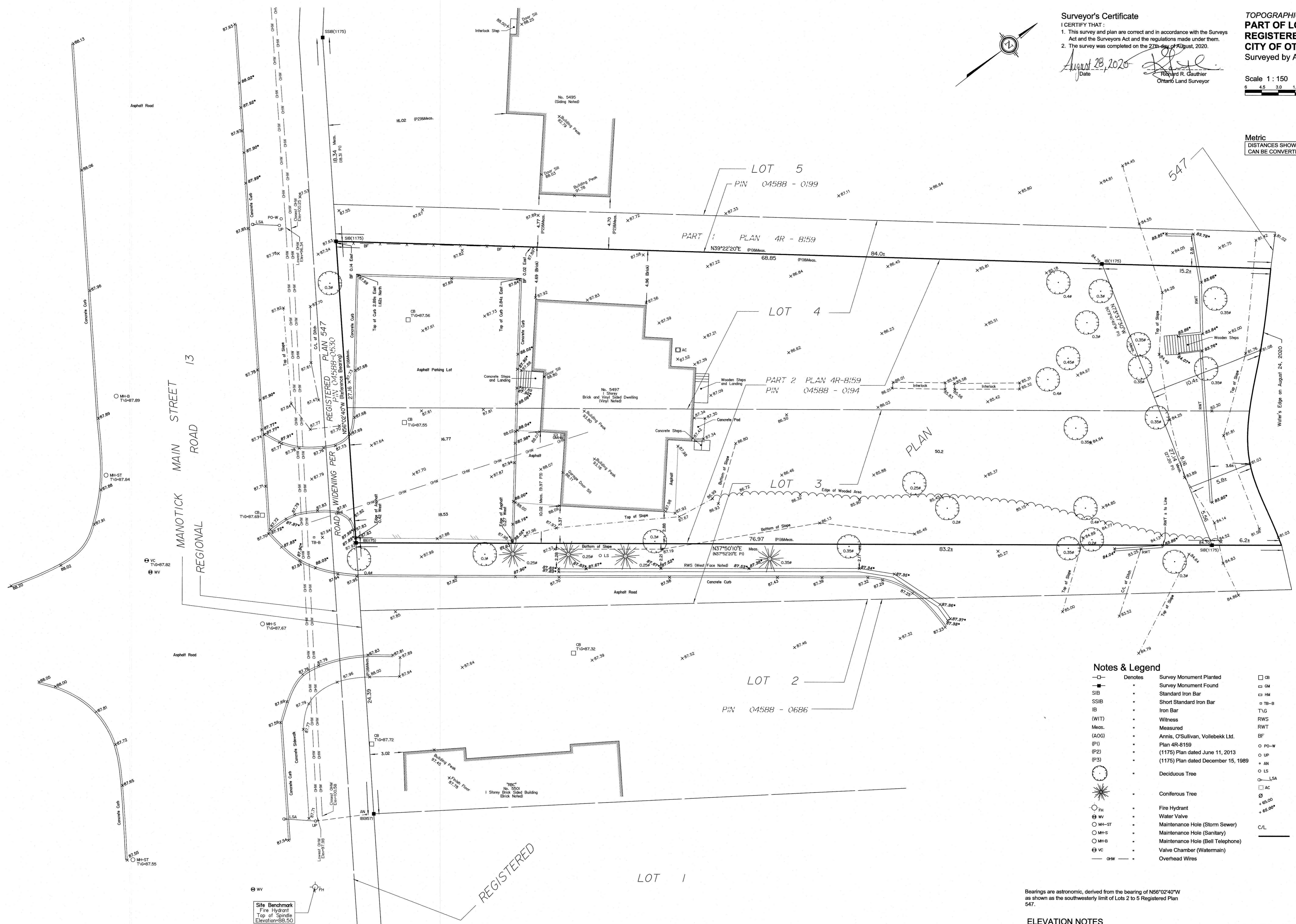
I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 27th day of August, 2020.

August 28, 2020
 Date
 Richard R. Gauthier
 Ontario Land Surveyor

**TOPOGRAPHIC PLAN OF SURVEY OF
 PART OF LOTS 3 AND 4
 REGISTERED PLAN 547
 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
 0 4.5 3.0 1.5 0 3 6 Metres

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



WEST CHANNEL OF THE RIDEAU RIVER
 P.I.N. 04588 - 0519
 Flow

Notes & Legend

—□—	Denotes	Survey Monument Planted	□ CB	Catch Basin
—■—	Denotes	Survey Monument Found	□ GM	Gas Meter
—S—	Denotes	Standard Iron Bar	□ HM	Hydro Meter
—SSB—	Denotes	Short Standard Iron Bar	□ TB-B	Bell Terminal Box
—IB—	Denotes	Iron Bar	TVG	Top of Grate
(WIT)	Denotes	Witness	RWS	Stone Retaining Wall
Meas.	Denotes	Measured	RWT	Timber Retaining Wall
(AOG)	Denotes	Annis, O'Sullivan, Vollebek Ltd.	BF	Board Fence
(P1)	Denotes	Plan 4R-8159	○ PO-W	Wood Pole
(P2)	Denotes	(1175) Plan dated June 11, 2013	○ UP	Utility Pole
(P3)	Denotes	(1175) Plan dated December 15, 1989	○ AN	Anchor
○	Denotes	Deciduous Tree	○ LS	Light Standard
○	Denotes	Coniferous Tree	○ LSA	Light Standard on UP
○ PH	Denotes	Fire Hydrant	□ AC	Air Conditioner
○ W	Denotes	Water Valve	∅	Diameter
○ MH-ST	Denotes	Maintenance Hole (Storm Sewer)	∅	Location of Elevations
○ MH-S	Denotes	Maintenance Hole (Sanitary)	∅	Top of Concrete Curb and Retaining Wall Elevation
○ MH-B	Denotes	Maintenance Hole (Bell Telephone)	C/L	Centreline
○ VC	Denotes	Valve Chamber (Watermain)	—	Property Line
—OHW—	Denotes	Overhead Wires		

Bearings are astronomic, derived from the bearing of N56°02'40"W as shown as the southwesterly limit of Lots 2 to 5 Registered Plan 547.

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

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 Email: info@annisov.com
 Ontario Land Surveyors (Lic. No. 20048-20, Exp. P.I. No. 4, Reg. No. 547, N.E.T.F.)

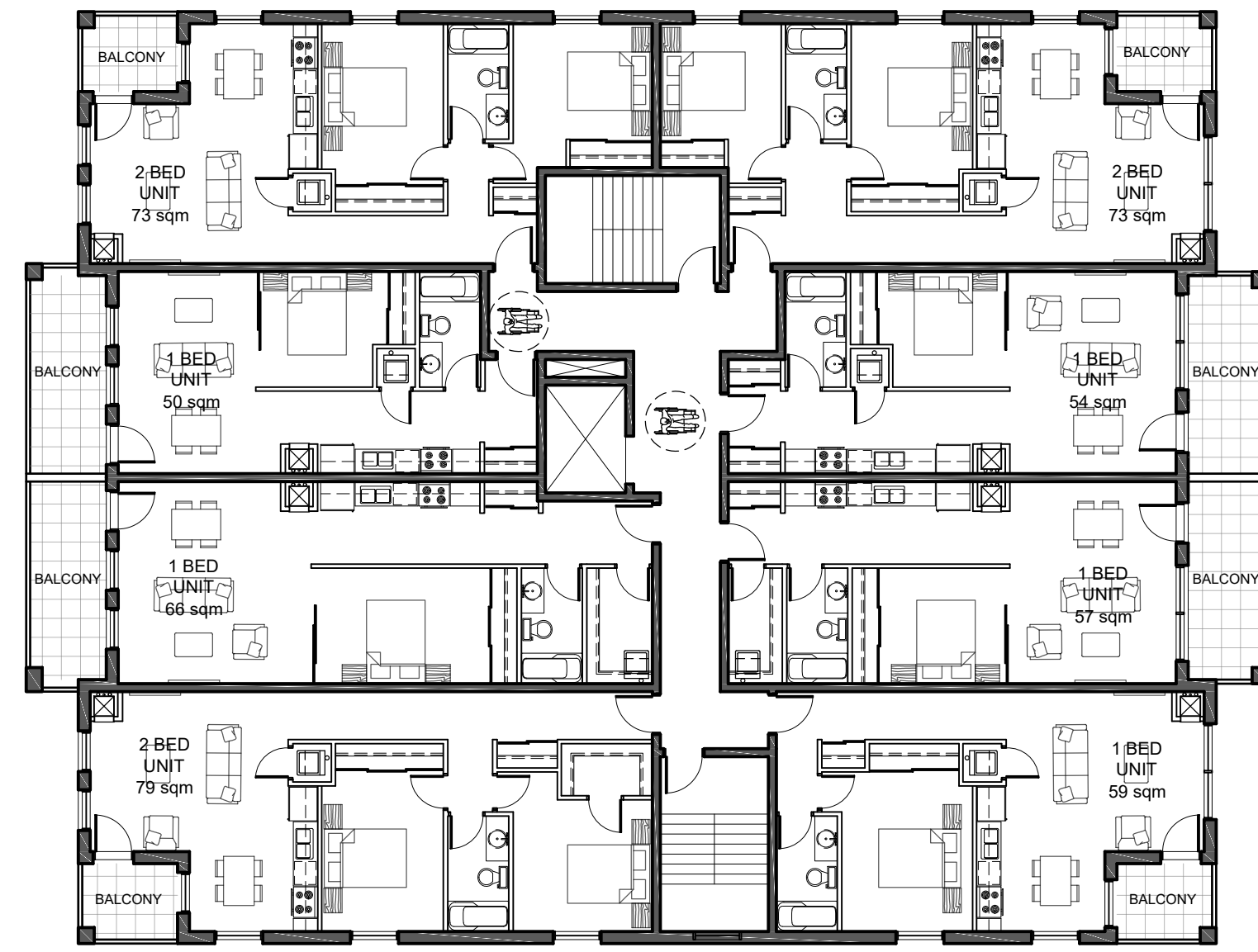
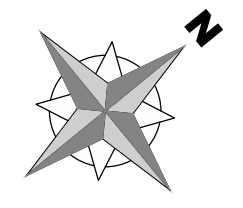
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2136290
 THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

Site location. 5497 Manotick Main Street



MANOTICK MAIN STREET

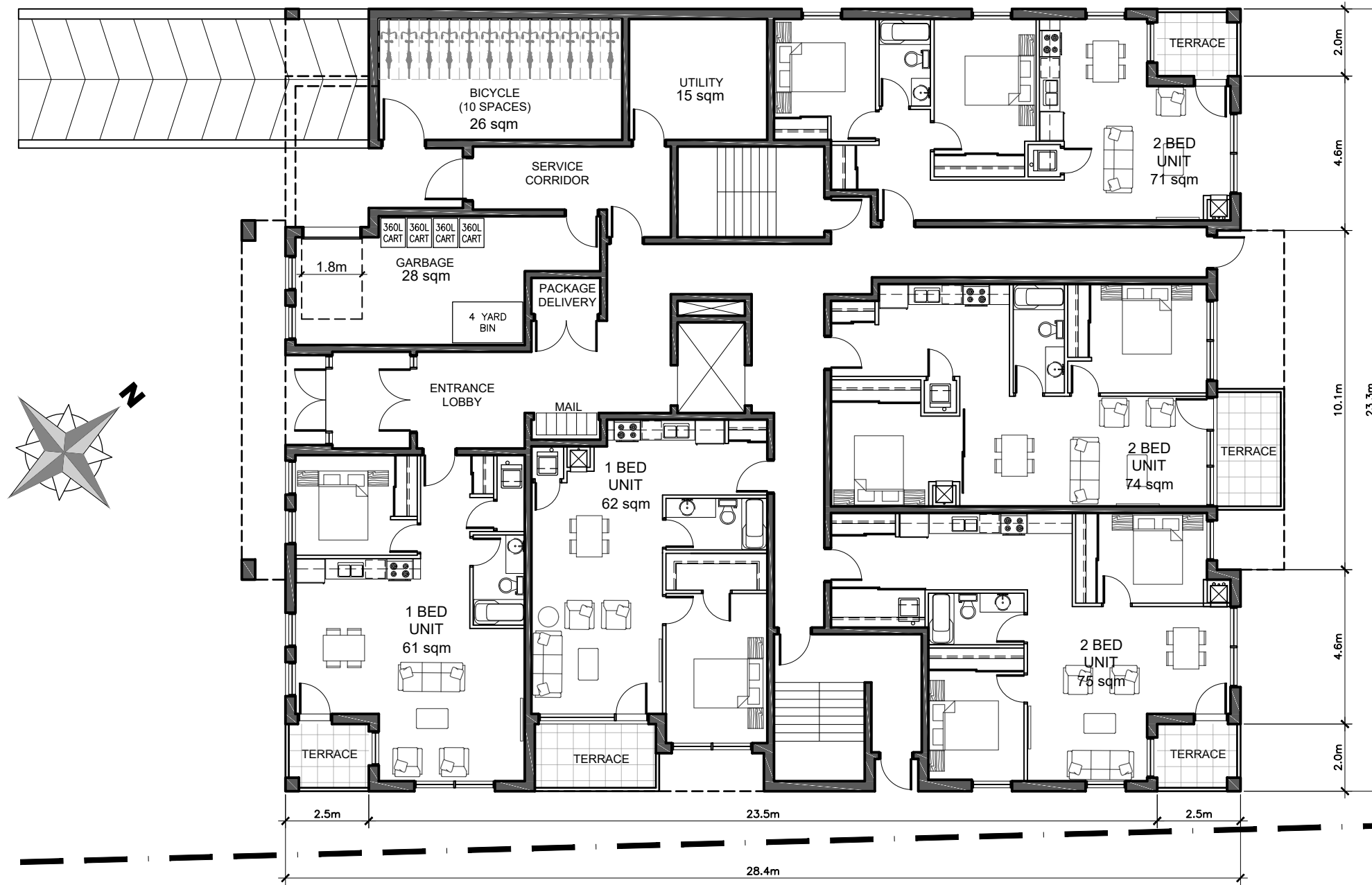
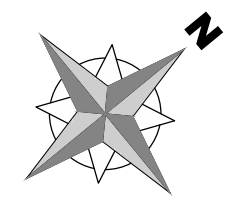
RIDEAU RIVER



SECOND AND THIRD LEVEL
629 sqm

MANOTICK MAIN STREET

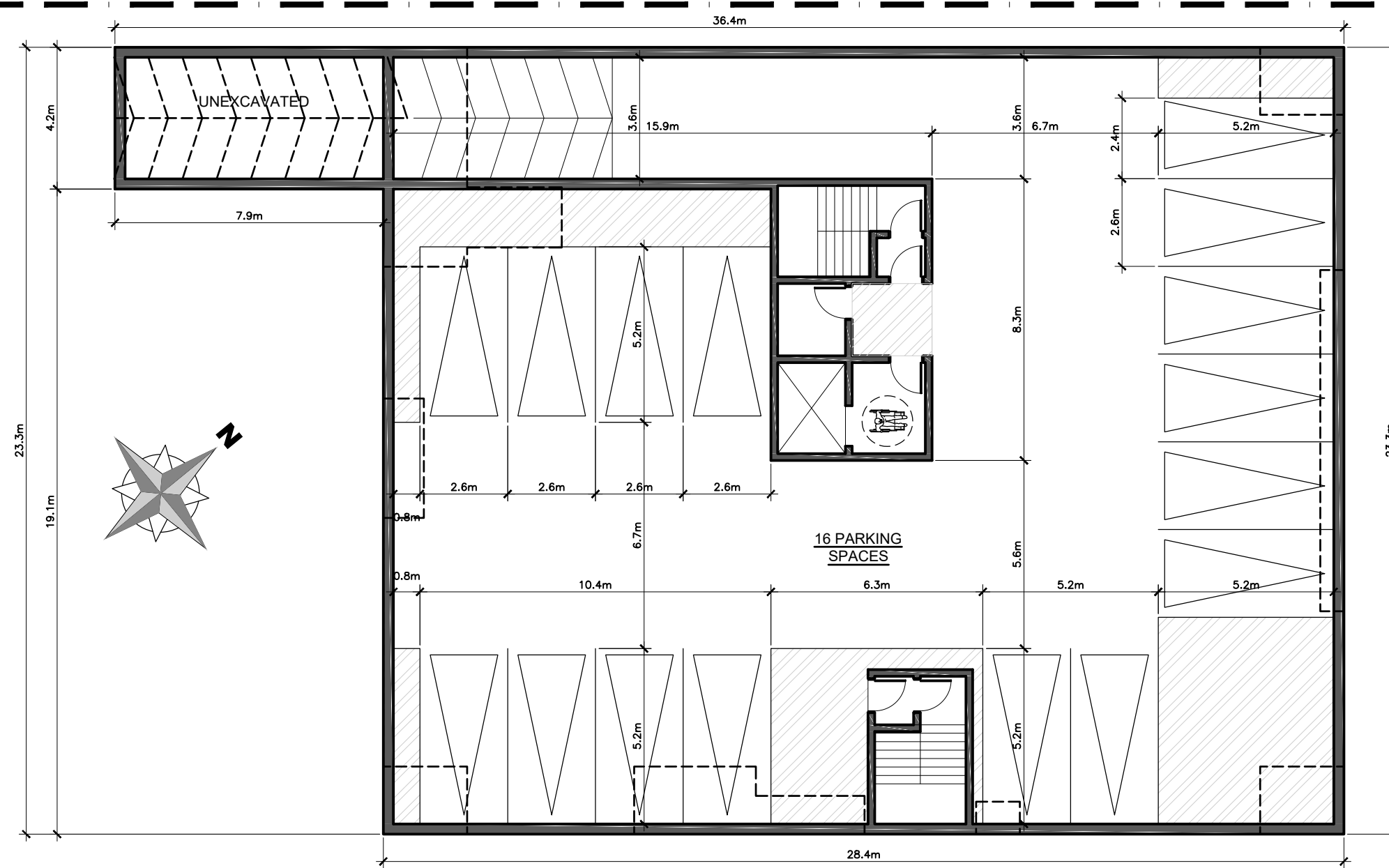
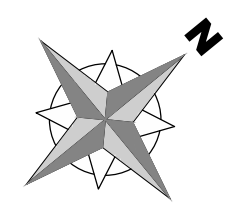
RIDEAU RIVER



MAIN / ENTRANCE LEVEL
528 sqm

MANOTICK MAIN STREET

RIDEAU RIVER



UNDER GROUND PARKING LEVEL
663 sqm

11			
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07			
06			
05			
04	FOR REVIEW	PE	JUNE 29 2021
03	FOR REVIEW	PE	MAY 14 2021
02	FOR REVIEW	PE	APR. 27 2021
01	FOR REVIEW	PE	APR. 16 2021
No.	REVISIONS	BY	DATE

STAMP NORTH ARROW

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT

5497 MANOTICK MAIN

DRAWING TITLE

SITE PLAN



1 FRONT ELEVATION
SCALE = 1:75



2 RIGHT SIDE ELEVATION
SCALE = 1:75

CLIENT:
12213559
Canada Inc

P²
concepts
738 PROSPERITY AVE. UNIT 801
OTTAWA, ONTARIO, K1V 6A8

11			
10			
09			
08			
07			
06	FOR REVIEW	PE	SEPT 24 2021
05	FOR REVIEW	PE	SEPT 14 2021
04	FOR REVIEW	PE	JUNE 29 2021
03	FOR REVIEW	PE	MAY 14 2021
02	FOR REVIEW	PE	APR. 27 2021
01	FOR REVIEW	PE	APR. 16 2021
No.	REVISIONS	BY	DATE

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DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT
5497 MANOTICK MAIN

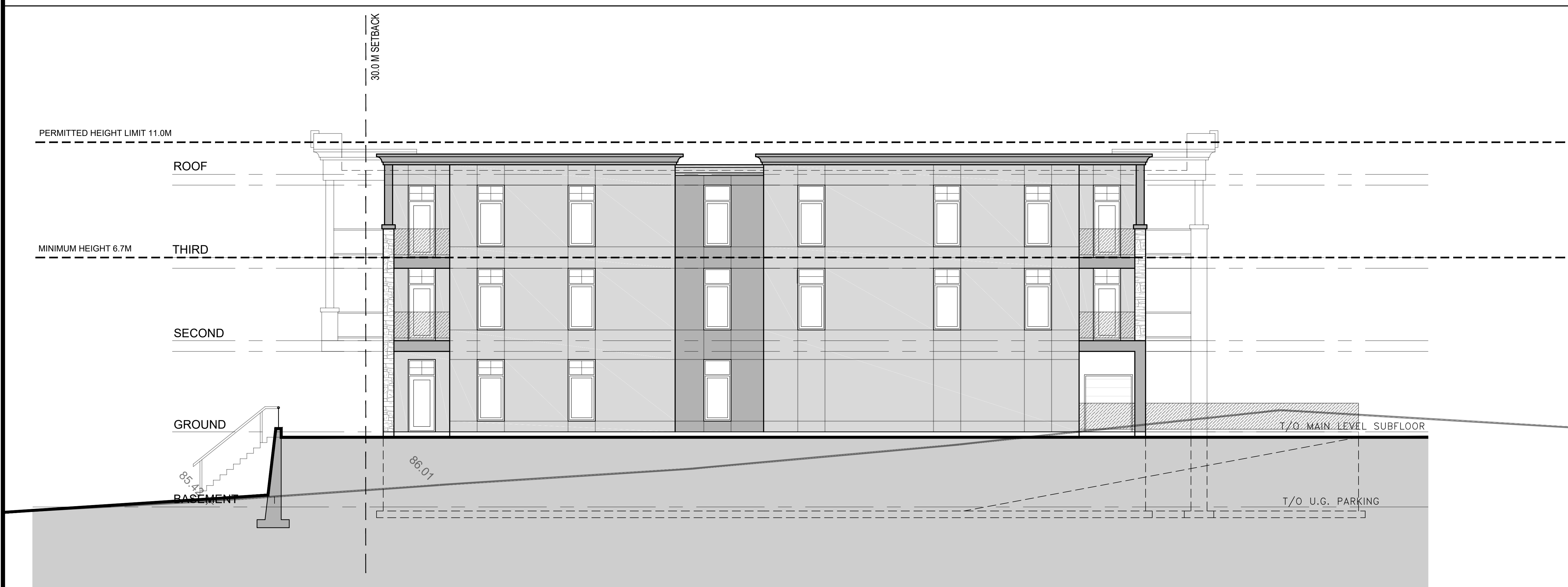
DRAWING TITLE
FRONT & RIGHT SIDE ELEVATIONS

PROJECT NO.
0387
DATE
SEPT. 24, 2021

A-02



1
A-3
REAR ELEVATION
SCALE = 1:75



2
A-3
LEFT SIDE ELEVATION
SCALE = 1:75

RIDEAU RIVER
NORMAL HIGH WATER MARK

CLIENT:
12213559
Canada Inc

P²
concepts
738 PROSPERITY AVE. SUITE 201
OTTAWA, ONTARIO, K1V 4A8

11			
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09			
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04			
03	FOR REVIEW	PE	SEPT. 24, 2021
02	FOR REVIEW	PE	SEPT. 17, 2021
01	FOR REVIEW	PE	JUNE 30, 2021
No.	REVISIONS	BY	DATE

STAMP NORTH ARROW

DESIGNED BY: P.E.
DRAWN BY: P.E.
APPROVED BY: B.K.

PROJECT
5497 MANOTICK MAIN

DRAWING TITLE
REAR & LEFT SIDE ELEVATIONS

PROJECT NO.
0387
DATE
SEPT 24, 2021

A-03



CLIENT:
12213559
Canada Inc

P²
concepts
737 PROVENCHER AVENUE, SUITE 301
OTTAWA, ONTARIO, K1V 5A8

11			
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03	FOR REVIEW	PE	SEPT. 24, 2021
02	FOR REVIEW	PE	SEPT. 17, 2021
01	FOR REVIEW	PE	JUNE 30, 2021
No.	REVISIONS	BY	DATE

STAMP	NORTH ARROW

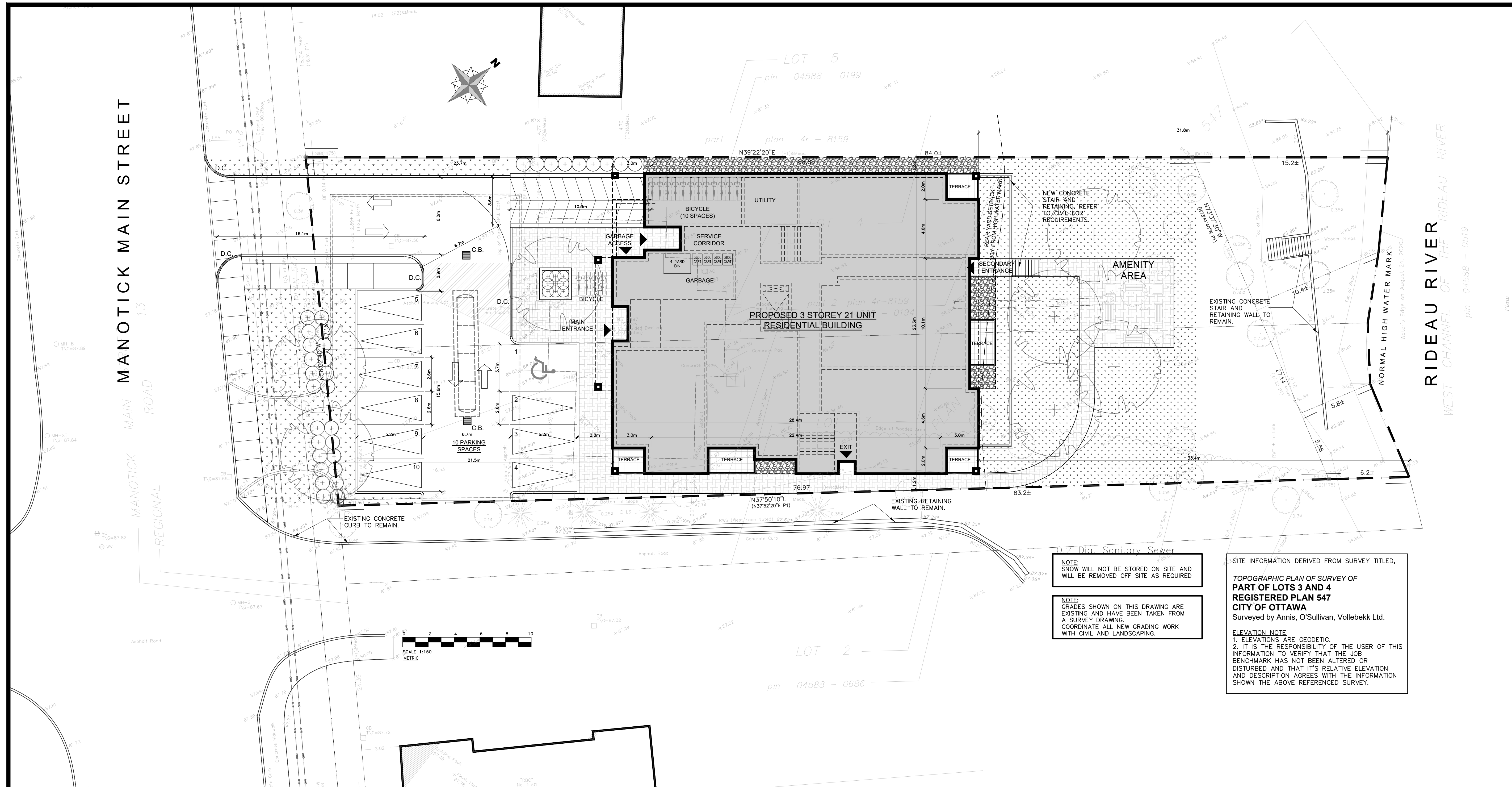
DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT
5497 MANOTICK MAIN

DRAWING TITLE
MASSING STUDY

PROJECT NO.
0387
DATE
SEPT 24, 2021

A-04



NOTE:
SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED

NOTE:
GRADES SHOWN ON THIS DRAWING ARE EXISTING AND HAVE BEEN TAKEN FROM A SURVEY DRAWING. COORDINATE ALL NEW GRADING WORK WITH CIVIL AND LANDSCAPING.

SITE INFORMATION DERIVED FROM SURVEY TITLED,
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 3 AND 4 REGISTERED PLAN 547 CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

1 SITE PLAN
SP-01
SCALE = 1:150

SITE STATISTICS 5497 MANOTICK MAIN		
ITEM	REQUIRED	PROVIDED
Zone	VM9 Village Mixed Use	VM9 - EXCEPTION
Lot Area	1350 SQ. M.	2169 SQ. M.
Lot Width	20 M. min.	27.2 M.
Maximum Building Height	6.7 M MIN. - 11.0M MAX	10.9 M - 3 STOREYS
Front Yard	3.0 M MAX	VARY (21.1m AT CLOSEST)
Side Yard	Corner Interior	N/A 1.2M
Rear Yard	7.5M MIN. (30.0 M FROM WATER MARK)	(30.0 M FROM WATER MARK)
Building Footprint		608 SQ. M.
Lot Coverage	NO MAX	
Number of Dwelling units		21 UNITS (10 ONE BEDROOM, 11 TWO BEDROOMS)
PARKING SPACES REQUIRED RESIDENTIAL	1.2 PER x 21 = 25 SPACES	(10 SURFACE) (16 UNDERGROUND) 26 SPACES
Required Bike Racks	10.5 REQUIRED (0.5 SPACES/DWELLING)	10 INTERIOR and 4 EXTERIOR
Landscaping	Hard Soft	

- LEGEND:**
- PROPOSED NEW BUILDING
 - NEW UNIT PAVERS
 - PROPERTY LINE
 - ADJACENT LOT PROPERTY LINES
 - EXISTING OVERHEAD HYDRO LINE
 - NEW WOOD FENCE
 - EXISTING HYDRO POLE TO REMAIN
 - ENTRANCE ARROWS
 - NEW BIKE RACKS
 - NEW PARKING
 - EXISTING CONCRETE CURB
 - LIGHT STANDARD
 - WALL MOUNTED LIGHTING FIXTURE
 - EXTERIOR SOFFIT LIGHTING FIXTURE
 - EXTERIOR WALL MOUNTED LIGHT FIXTURE

No.	REVISIONS	BY	DATE
13	FOR REVIEW	PE	OCT. 13 2021
12	FOR REVIEW	PE	AUG 19 2021
11	FOR REVIEW	PE	JUNE 29 2021
10	FOR REVIEW	PE	MAY 14 2021
09	FOR REVIEW	PE	APR. 27 2021
08	FOR REVIEW OVERALL REDESIGN	PE	APR. 16 2021
07	FOR REVIEW	PE	MAR. 16 2021
06	FOR REVIEW	PE	FEB. 16 2021
05	REVISIONS TO SITE ACCESS	PE	JAN. 06 2021
04	FOR REVIEW	PE	NOV. 24 2020
03	FOR REVIEW	PE	NOV. 16 2020
02	FOR REVIEW	PE	OCT. 09 2020
01	FOR REVIEW	PE	SEPT. 24 2020

DESIGNED BY: P.E.
DRAWN BY: P.E.
APPROVED BY: B.K.

PROJECT
5497 MANOTICK MAIN

DRAWING TITLE
SITE PLAN

PROJECT NO.
0387
DATE
OCT. 23, 2020

SP-01

SITE PHOTOS



View of property with retail plaza on the right.



View of the front of the property (north half) taken from Manotick Main Street.



View looking towards Manotick Main Street with plaza property on the left and subject property on the right.



Rear view of the property with Rideau River on the right.



View of the rear of the existing building on the property looking from the rear of the property.