

P. H Robinson Consulting
Urban Planning, Consulting and Project Management

City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
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October 24th, 2023

Attn: Ms Sarah McCormick, MCIP, RPP - Planner II

This is a revised addendum to the original Planning Rationale for this property.

Schedule B of the Manotick Secondary Plan notes that the properties at 5497, 5495 and 5491 Manotick Main Street are identified as part of the Main Street Character Area of the Village Core. Within that document, Section 2.3 of the Manotick Secondary Plan precludes residential only uses and front yard parking in the Main Street Character Area. The Community Association and local Councillor did not feel that these lands should have been included in the Village Core in the secondary plan, as they are isolated properties from the core.

Under Zoning By-Law 2008-250, as amended, the subject lands are zoned VM9 - Village Mixed-use, subzone 9. This zoning permits residential construction as long as it is accompanied by non-residential uses at grade. The buildings will require a zoning amendment to allow the construction of a residential-only building as well as a few zoning performance standards to address some site specific components of the proposed building location.

We require relief for the proposed use, the front yard setback, the rear yard setback, parking lot landscape buffer, and the maximum building height. While we don't need relief on the amenity areas, we are providing a rationale for the area calculated below.

The proposed use

The VM9 zone permits mixed-use buildings with dwelling units above the ground floor. We have support from the community association to propose an entirely residential building. The modifications made to the Official Plan through a Councillor-initiated modification allowed for a residential-only building and front yard parking for this property and adjoining properties to the north. These Official Plan modifications need to be reflected in the site specific zoning for this property. As a result, a low rise apartment is to be added as a permitted use in the site specific zoning for this property.

Front yard setback

The zoning requires a maximum front yard setback of 3m whereas we are proposing a 10 space parking lot which results in a front yard setback of 21.7m. In order to have some parking in front of the building (which will be used by residents and also visitors)

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an increased front yard setback is requested. The modifications to the Official Plan designation on this property allow for this front yard parking. Since we are permitted a residential only building, the originally proposed parking lot drive aisle has been reduced from 6.7m to 6m which allowed for additional planting between the front building facade and the parking lot. This reduces the amount of asphalt and hardscaping in the front yard.

Rear yard setback

We require rear yard setback relief due to our proximity to a watercourse. We are required to have 30m from the rear facade to the top of the watercourse slope, but we are proposing 27.9m from the rear facade to the top of slope, and 26.4m from the outermost projection to the top of slope. We were originally zoning compliant for rear yard setback when the interpretation was 30m from the typical high water mark. It is our understanding that the setback measurements are to be measured from the closest part of a building, including a balcony, terrace and column. As a result, our provided rear yard setback is 26.4m which is the distance at the closest point from the high water mark to the closest point of the column supporting the rear balconies.

Parking lot landscaping buffer

The zoning requires a landscape buffer between the edge of a parking lot and the street. Since the proposed parking lot contains 10 spaces, the requirement for the buffer is 3 m. We are currently proposing 1.4m at the narrowest point between the edge of the parking and the lot line. However, the landscape buffer is 2.9m at its maximum. The distance from the edge of the travelled portion of Manotick Main Street to the parking in the front yard is approximately 9 m at its minimum and the presence of hydro wires along the front lot line limits the width of the buffer that is practical. There are limitations on the height and species of trees and shrubs that can be planted in this area. Due to the location of the Royal Bank branch to the south, the visibility of this front yard parking is limited from the Manotick Main St / Bridge St intersection and the landscaping in this area will provide screening that will increase as the planting matures.

Building Height

The zoning permits a maximum building height 11 m and requires a minimum building height of 6.7 m. While the proposed development meets the minimum required building height, a change in the roof type has caused an increase in building height over the maximum permitted 11 m. As previously designed, a flat roof would have fallen under the maximum permitted building height. But due to changes in the design intended to take inspiration from surrounding buildings, the proposal now features a pitched roof that is 12.55 m in height. This represents an increase in the permitted building height of 1.55 m.

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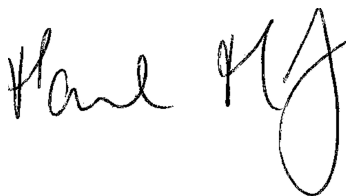
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Section 2.2 Policy 10 of the Village of Manotick Secondary Plan requests that new development should be of its own time but reflect existing heritage and rural character by using design elements inspired by buildings in the village. The pitched roof style is a common roof type among buildings in the area with examples at 5500 Manotick Main St (business), 5494 Manotick Main St (business), 5510 Manotick Main St (business), 5501 Manotick Main St (RBC Royal Bank), 1145 Mill St (business), 5540 Manotick Main St (restaurant), 5544 Manotick Main St (restaurant), and 1138 Bridge St (church). The existing building at 5497 Manotick Main also features a pitched roof. The proposed building also includes articulation inspired by the buildings at 5510 Dickinson St (seniors apartments) and 1145 Bridge St (retirement community). Please see images of these examples in the appendix section of this submission.

Amenity area

In previous submissions, the entirety of the rear yard was considered as a communal amenity area provided it is softly landscaped, at grade, and in the rear yard. We understand that the City is hesitant to accept that the entirety of this area is usable as an amenity area due to the slope and the Erosion of Hazard Limits identified by the Slope Stability report. We have amended the Site Plan zoning statistics table to indicate a reduced communal amenity area completely within the limits of the Erosion of Hazard Limits. Additionally, we will not be proposing any formalised amenity areas in the rear yard for a number of reasons. First, it is due to efforts to retain the natural vegetation in the rear yard. Second, due to the amount of negative feedback on the previously proposed rear yard amenity area from neighbours (resulting in noise issues and potentially having the area as an informal gathering place by youth who congregate at the nearby plaza). We have received comments from neighbours' outlining concerns about the type of user an amenity area such as that would attract. The revised plans include two new benches in the rear yard amenity area.

Regards,



Paul Robinson, RPP
P H Robinson Consulting



Jasmine Paoloni, BAS
P H Robinson Consulting

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Appendix

5500 Manotick Main St



5494 Manotick Main St



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5510 Manotick Main St



5501 Manotick Main St



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1145 Mill St



5540 Manotick Main St



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P. H Robinson Consulting
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5544 Manotick Main St



1138 Bridge St



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5497 Manotick Main St. Existing building on the subject property



5510 Dickinson St



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P. H Robinson Consulting
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1145 Bridge St



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