



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**

November 16th, 2021

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

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.)**

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Official Plan

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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

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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.

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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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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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View of river front



View of river front



View from river front to rear of house

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Retirement home to the east of property street



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

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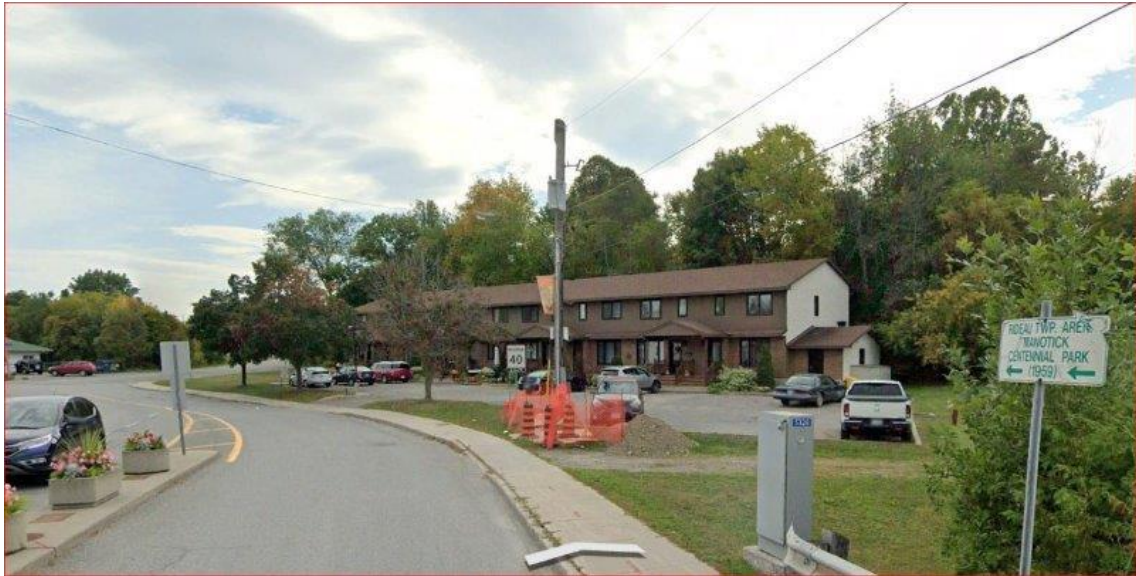
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View of residential housing on Maple Street



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

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View of 1096 Bridge street



View 5524 Manotick Main Street

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View of neighbouring mall South of the 5497 Main Street property

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Section 11 – Design Proposal:

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Massing and Scale – Views:



3D model view of the new proposed building



3D model view of the new proposed building

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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.

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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.



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Site plan

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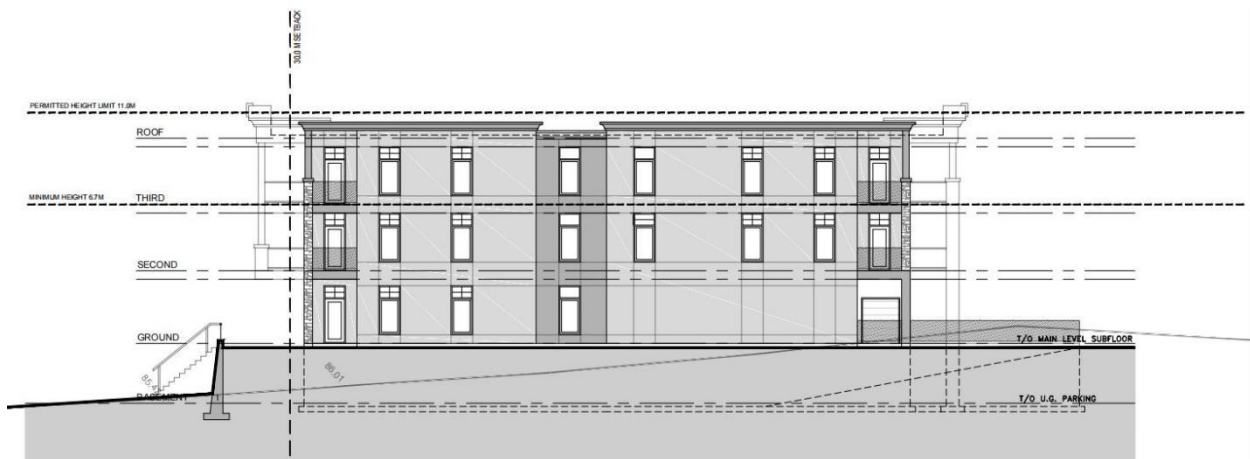
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Front Elevation (Along Manotick Main)



North Side Elevation

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South Side Elevation



Rear Elevation

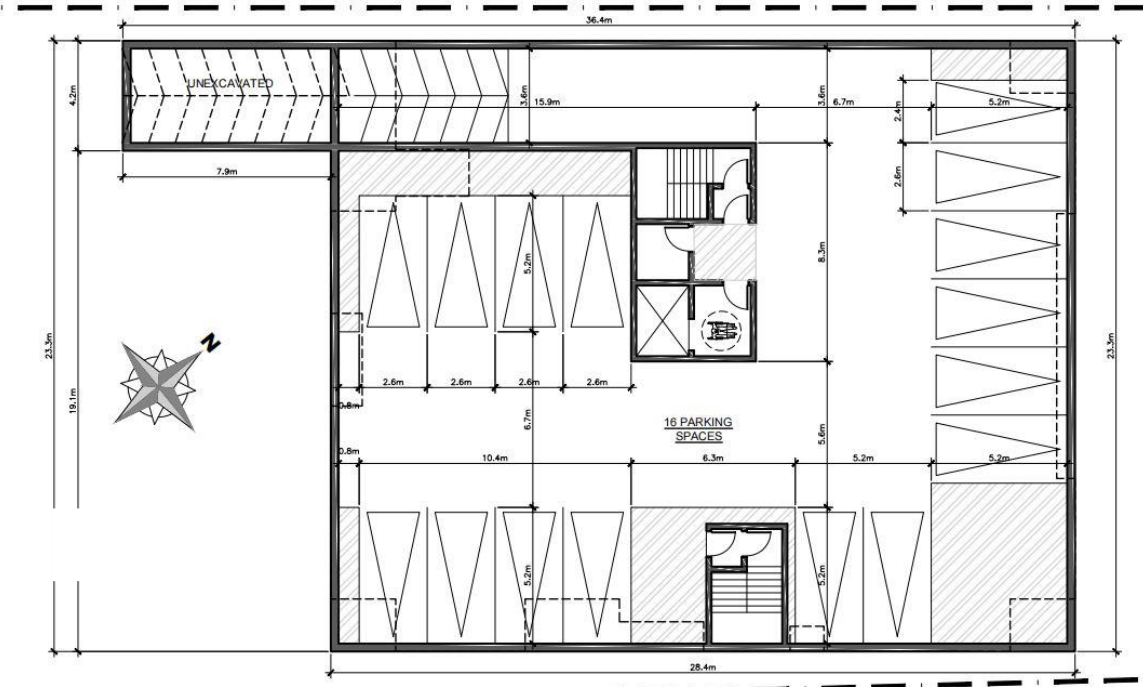
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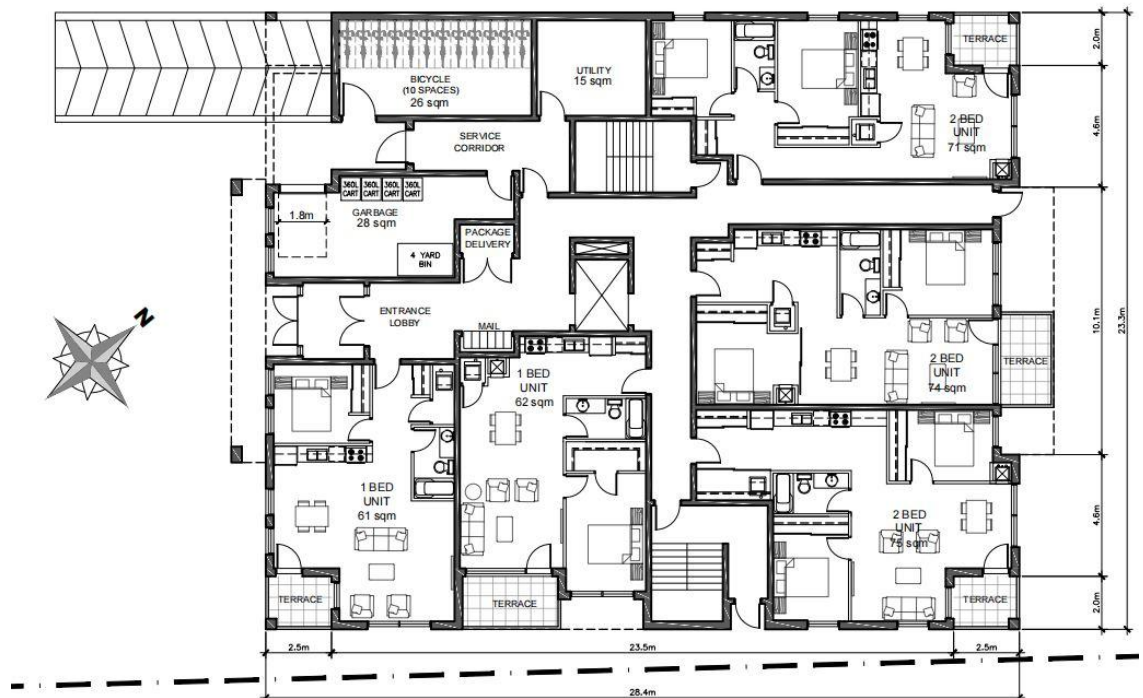
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Lower Level



Main Level

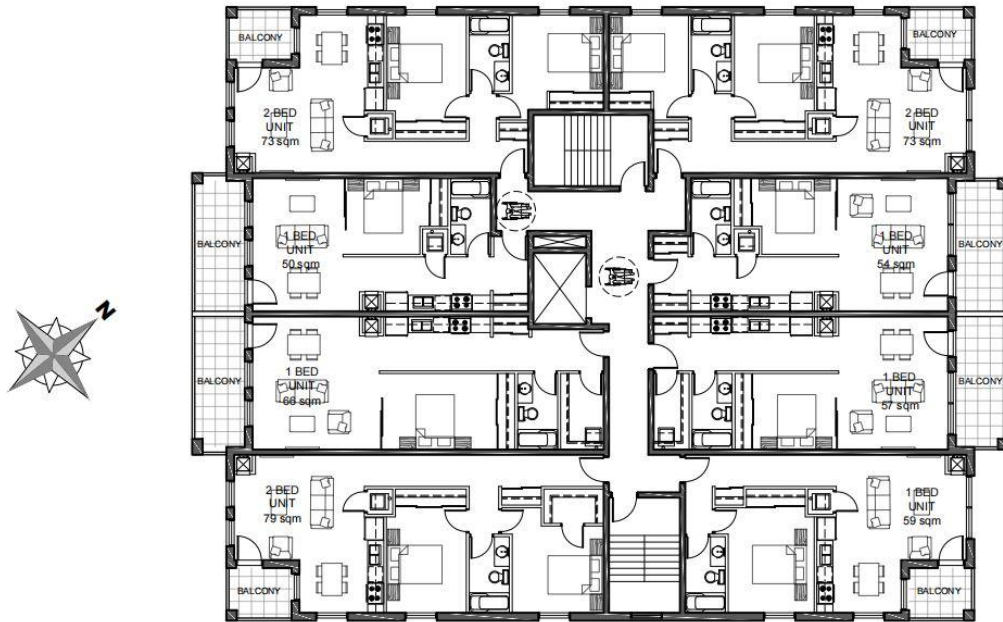
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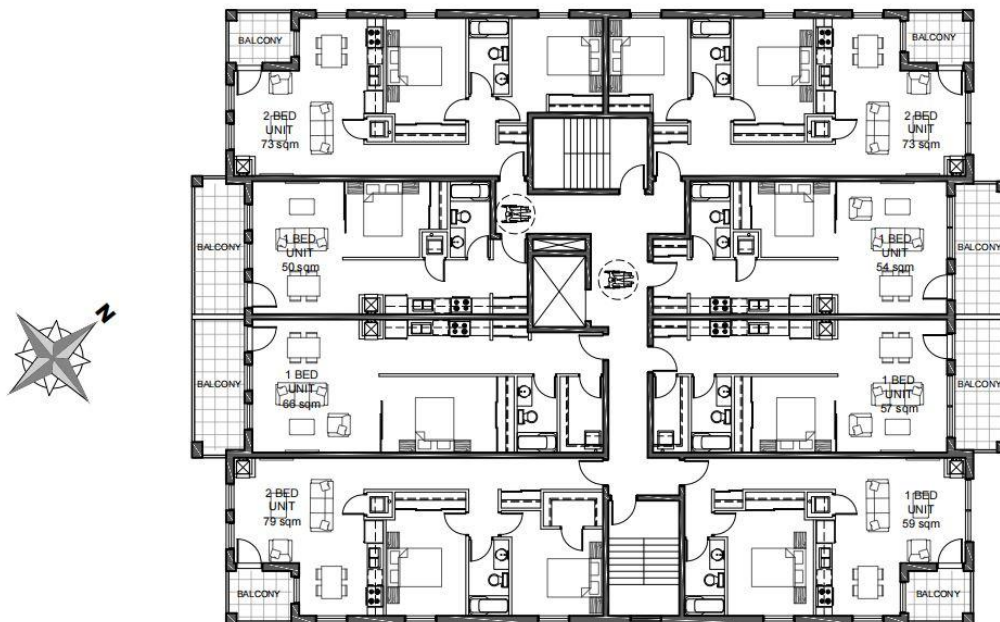
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Second



Third Level

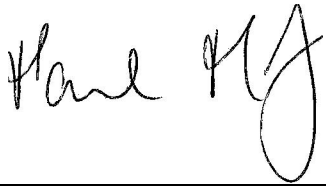
SIGNATURES

Signature of Planning Representative,
P H Robinson Consulting:

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

November 16th, 2021

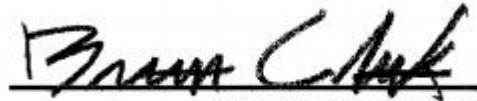
Date



Paul Robinson, RPP

November 16th, 2021

Date



Brian K. Clark, Architect

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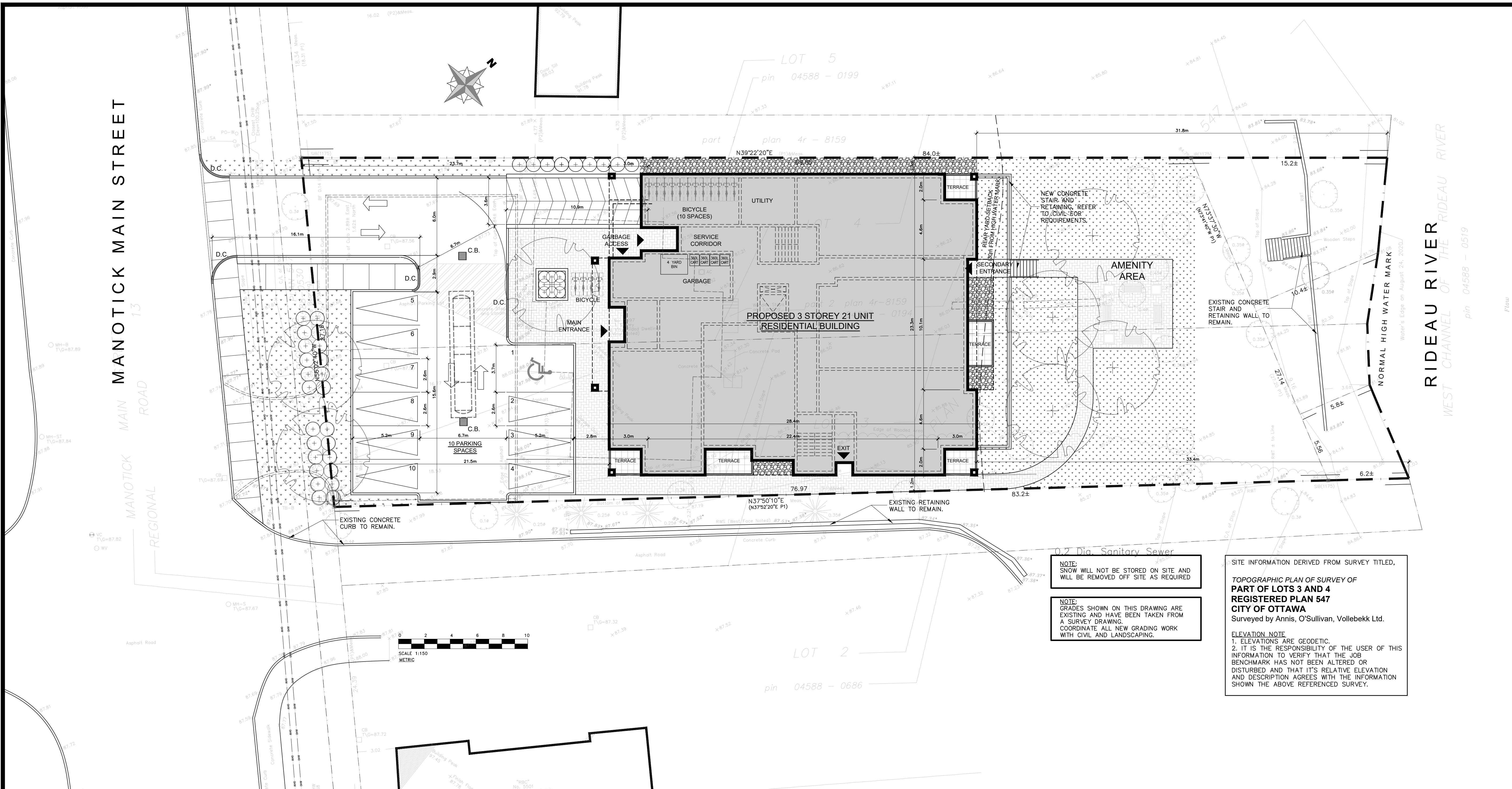
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Appendix A

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



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	3.5M MIN. - 4.0M MAX	N/A
	NO MIN.	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) 26 SPACES (16 UNDERGROUND)
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

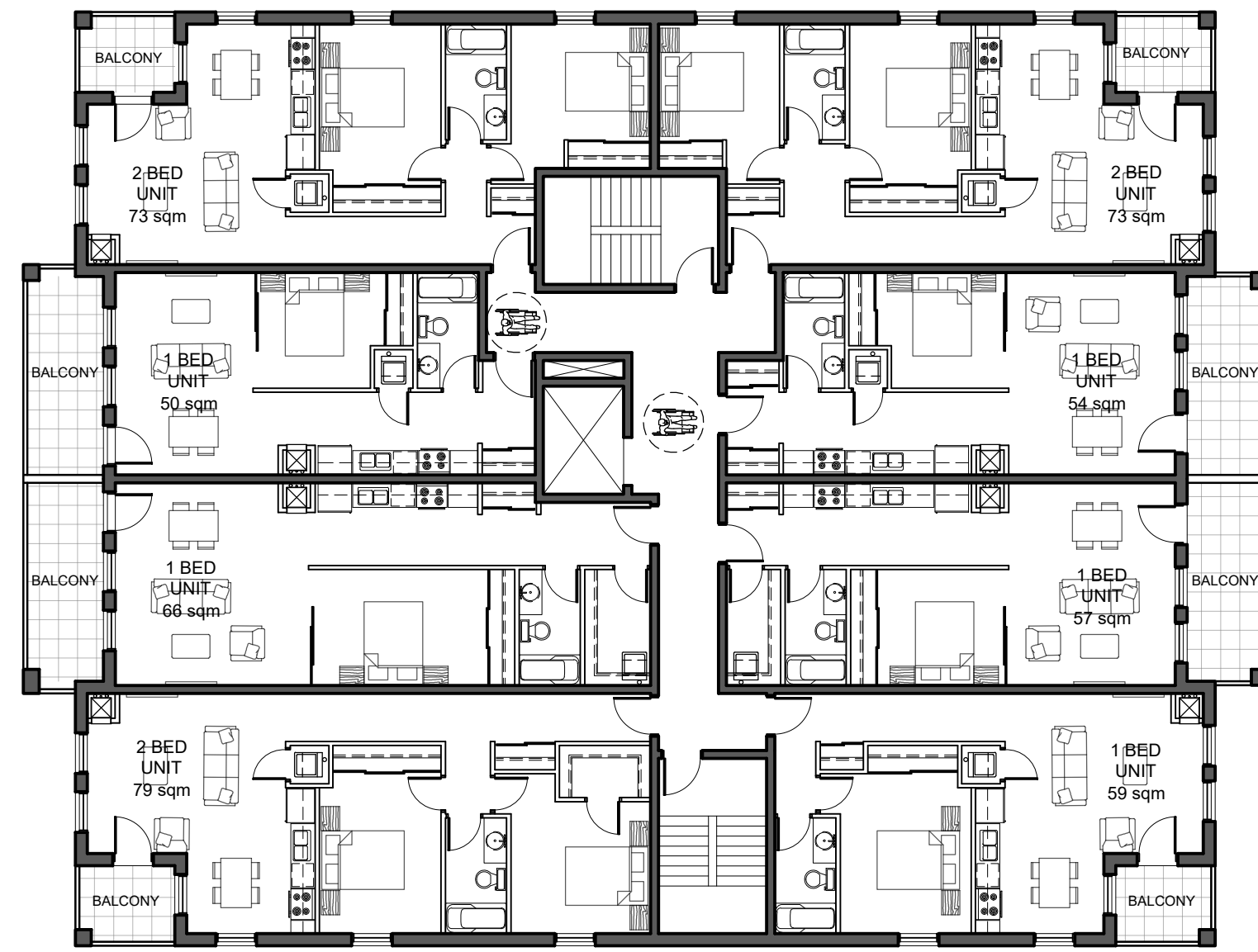
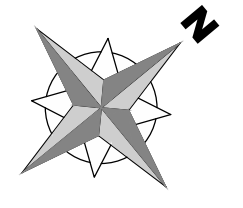
DRAWING TITLE
SITE PLAN

PROJECT NO.
0387
DATE
OCT. 23, 2020

SP-01

MANOTICK MAIN STREET

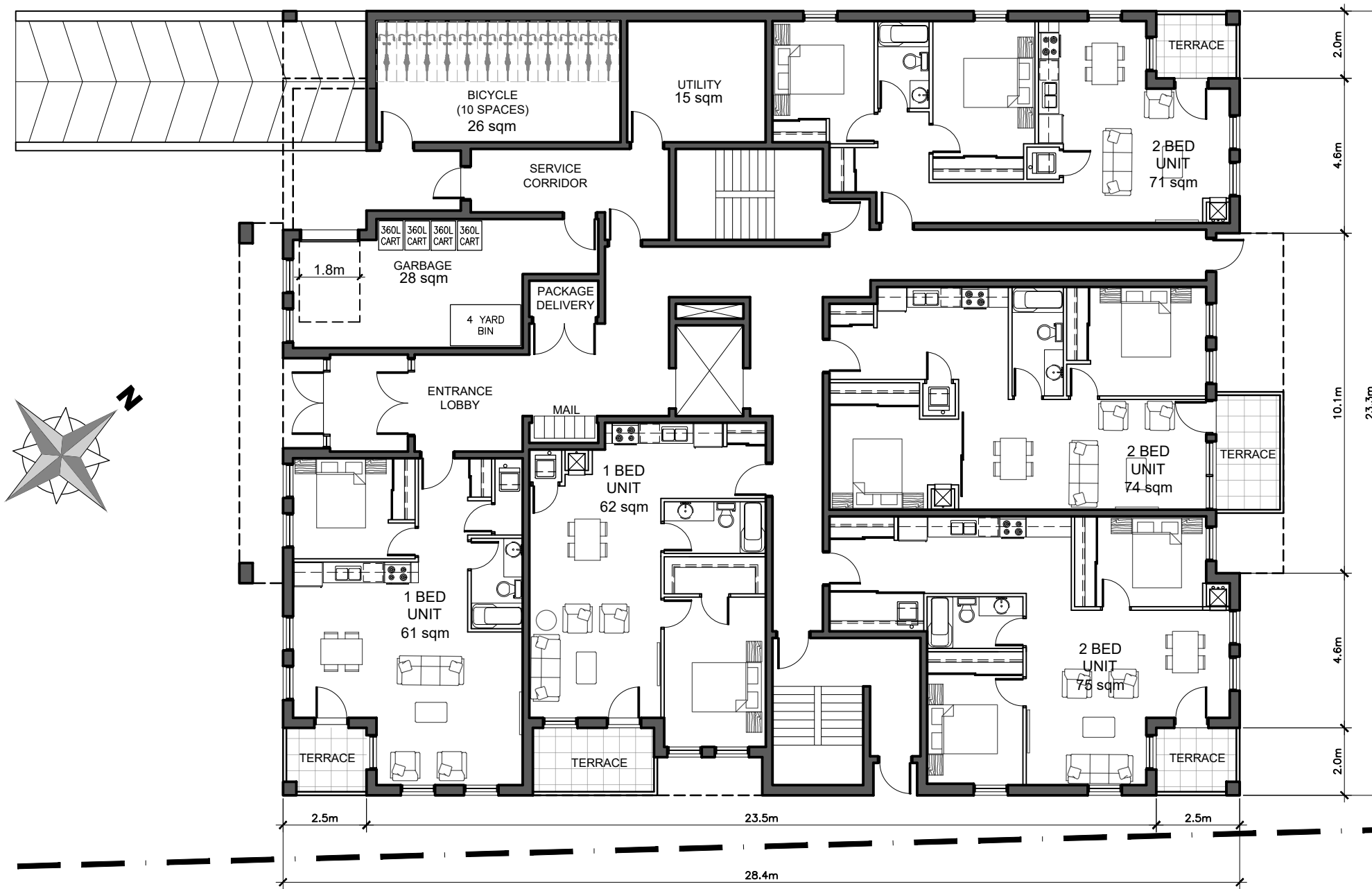
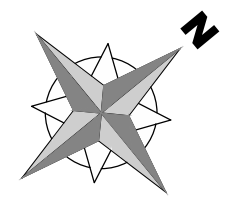
RIDEAU RIVER



SECOND AND THIRD LEVEL
629 sqm

MANOTICK MAIN STREET

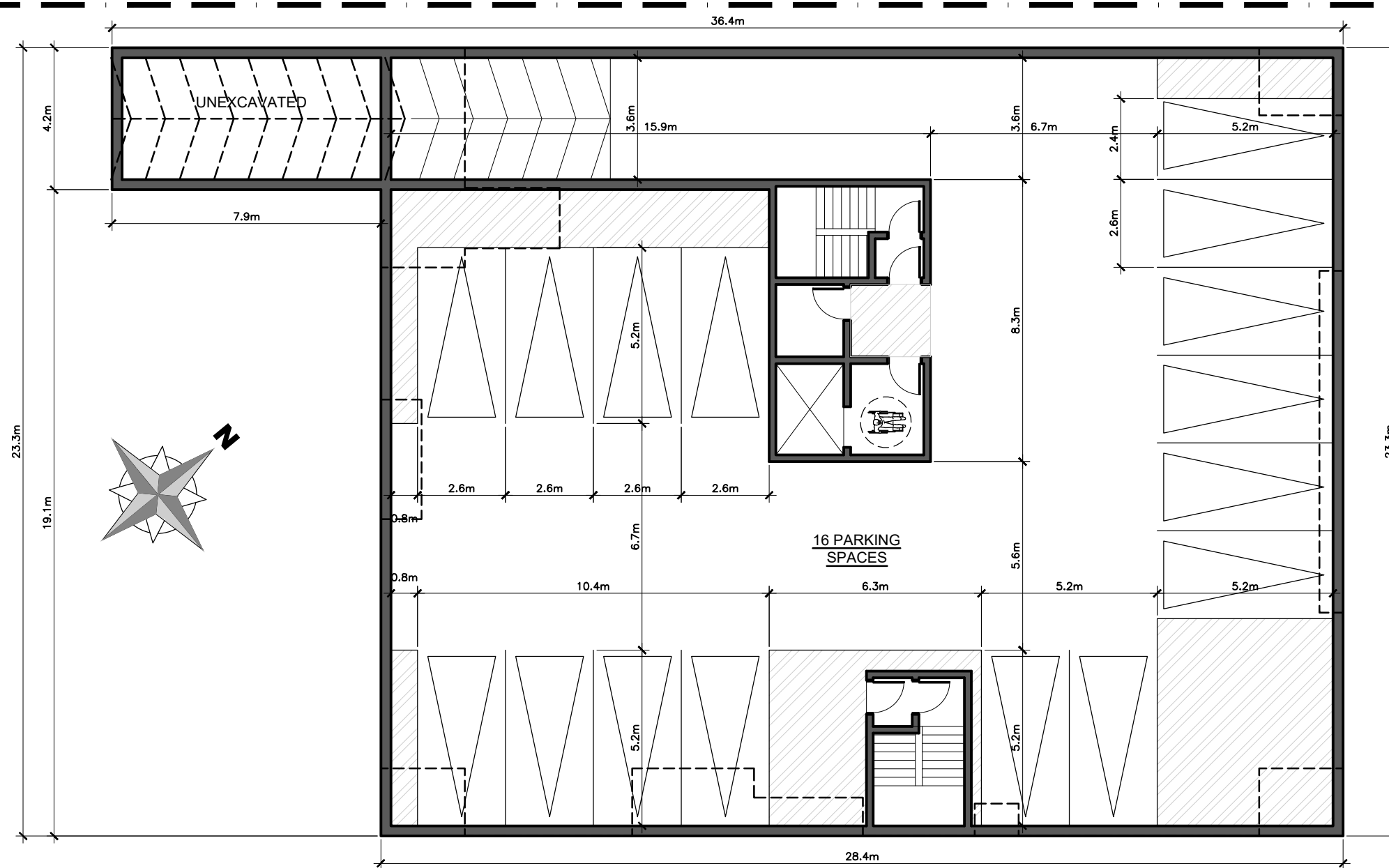
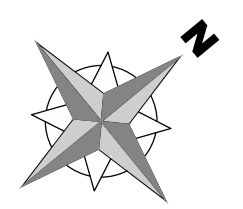
RIDEAU RIVER



MAIN / ENTRANCE LEVEL
528 sqm

MANOTICK MAIN STREET

RIDEAU RIVER



UNDER GROUND PARKING LEVEL
663 sqm

CLIENT:

12213559
Canada Inc

P²
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100 HODGKINSON AVE. 1ST FLOOR
OTTAWA, ONTARIO, K1V 6H8

11			
10			
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04	FOR REVIEW	PE	JUNE 29 2021
03	FOR REVIEW	PE	MAY 14 2021
02	FOR REVIEW	PE	APR. 27 2021
01	FOR REVIEW OVERALL REDESIGN	PE	APR. 16 2021

No.	REVISIONS	BY	DATE

STAMP	NORTH ARROW

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P.E.	P.E.	B.K.

PROJECT

5497 MANOTICK MAIN

DRAWING TITLE

FLOOR PLANS

PROJECT NO.
0387

DATE
APR. 16, 2021

A-01



1 FRONT ELEVATION
SCALE = 1:75



2 RIGHT SIDE ELEVATION
SCALE = 1:75

CLIENT:
12213559
Canada Inc

P²
concepts
738 PROSPERITY AVE. SUITE 301
OTTAWA, ONTARIO, K1V 6A8

11			
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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
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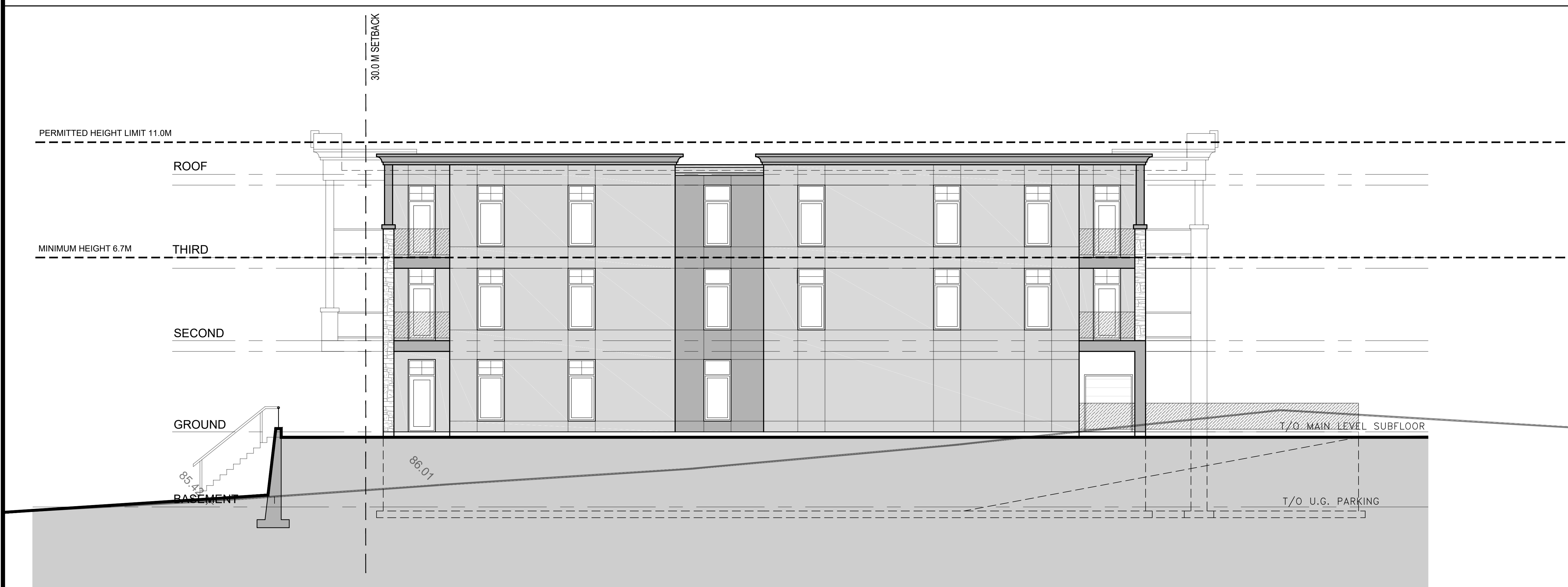
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FRONT & RIGHT SIDE ELEVATIONS

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:
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738 PROSPERITY AVE. UNIT 301
OTTAWA, ONTARIO, K1V 4A8

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

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PROJECT
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DRAWING TITLE
REAR & LEFT SIDE ELEVATIONS

PROJECT NO.
0387
DATE
SEPT 24, 2021

A-03



1 NORTH EAST VIEW
A-4 SCALE = N/A



3 NORTH WEST VIEW
A-4 SCALE = N/A



2 SOUTH WEST VIEW
A-4 SCALE = N/A



4 SOUTH VIEW
A-4 SCALE = N/A

CLIENT:
12213559
Canada Inc

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737 PROSPERITY AVE. UNIT 801
OTTAWA, ONTARIO, K1V 8A8

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03	FOR REVIEW	PE	SEPT. 24, 2021
02	FOR REVIEW	PE	SEPT. 17, 2021
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No.	REVISIONS	BY	DATE

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PROJECT
5497 MANOTICK MAIN

DRAWING TITLE
MASSING STUDY

PROJECT NO.
0387
DATE
SEPT 24, 2021

A-04