

Mahogany Community Phase 4

Planning Rationale

Major Zoning By-law Amendment



Revised: November 10, 2025

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1 Introduction

WSP was retained by Minto Communities Inc. to prepare a Planning Rationale (the “Report”) in support of a Major Zoning By-law Amendment application for the lands municipally known as Part of 5651 First Line Road in Phase 4 of the Mahogany Community in the Village of Manotick (the “Site”). Phase 4 of the Mahogany Community will consist primarily of low-density residential development, including detached dwellings on lots with widths ranging between 38 to 72 ft, for a total of 211 dwelling units. The proposed Phase 4 development will also include a continuation of the internal road network connecting from Phase 3, two (2) stormwater management ponds and six (6) open space blocks. The Wilson Cowan Drain is also located within the Phase 4 lands. No development is proposed within this feature.

The complete Mahogany Community (Phases 1 to 5) will contain a maximum of 1,400 dwelling units, and also includes stormwater management ponds, parks and open space, and community service facilities, including a new school, and a portion of the Manotick Drumlin Forest, an Area of Natural and Scientific Interest (ANSI).

The proposed the Major Zoning By-law Amendment (ZBLA) seeks to:

1. Rezone lands identified as Area A in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]);
2. Rezone lands identified as Area B in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r], (VIC[870r]), with some lots subject to a revised Schedule 404, to increase the maximum driveway coverage for a detached dwelling;
3. Rezone lands identified as Area C in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]);
4. Rezone lands identified as Area D in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone (O1);
5. Rezone lands identified as Area E in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP) Zone;
6. Rezone lands identified as Area F in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone, Subzone R (O1R);
7. Amend Schedule 404 of Zoning By-law No. 2008-250 to be expanded to include some of the Phase 4 lots, identified in Appendix A, to permit a maximum driveway coverage of 60%.

The proposed ZBLA does not apply to the proposed 72' single detached dwelling lots, located east of Block 22 within Phase 4 as the rezoning for the 72' lots (Lots 114 to 122) has already been approved, with the exception of Lot 123 and a portion of Lot 113. A small portion of Lot 123, a planned 72' lot, measuring approximately 3 m in width has not yet been rezoned. As such, this portion of Lot 123 is identified as Area A and proposed to be zoned to VIC[869r]. Lot 124, located between Blocks 221 and 222 is also proposed to be zoned to VIC[869r]. The southern portion Lot 113 is also proposed to be zoned to VIC[869r], the northern portion of Lot 113 is already zoned as such.

This Planning Rationale has been prepared in accordance with the City of Ottawa requirements to assess and confirm the appropriateness of the proposed rezoning, in the context of the community, and the overarching policy and regulatory framework.

This Report is set up as follows:

- **Section 2** provides a description of the site location and community context;
- **Section 3** provides an explanation of the proposed development;
- **Section 4** outlines the policy and regulatory framework applicable to the site and a planning rationale for the proposed development;
- **Section 5** summarizes the planning opinion regarding the proposed Major Zoning By-law Amendment; and
- **Appendix A** contains the Draft Zoning By-law Amendment, Draft Zoning Schedule, and Draft Revised Schedule 404.

2 Community Context and Site Location

2.1 Community Context

The site is located in the Village of Manotick and comprises Phase 4 of the Mahogany Community. The Village of Manotick is located south of Downtown Ottawa, and south of the existing and future communities of Barrhaven South, Riverside South, and Stonebridge. Prior to amalgamation, the Village of Manotick formed part of the Township of Rideau. The location of the Mahogany Community is shown in **Figure 2-1**.

Mahogany Harbour on the Rideau River across Manotick Main Street to the east, provides the inspiration for the community name.

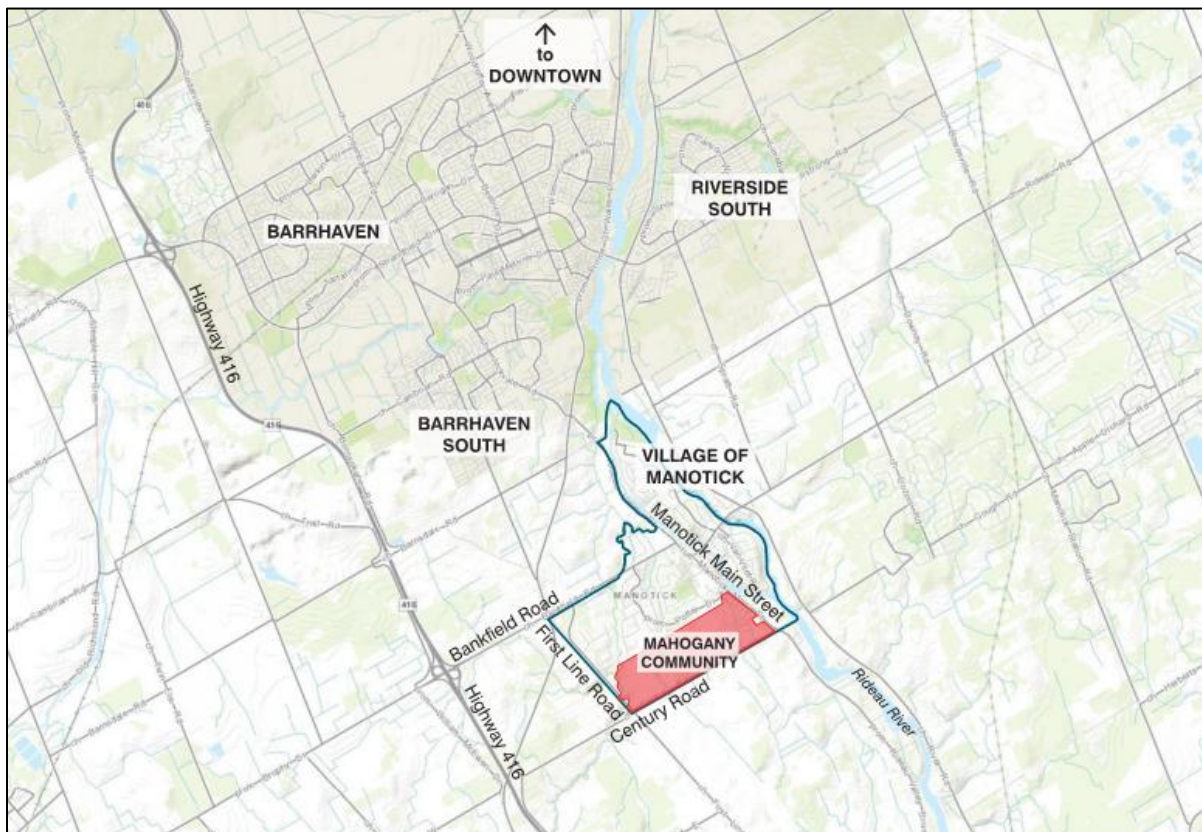


Figure 2-1: Location Map

Phases 1 through 3 of the Mahogany Community are located to the east of the Phase 4 lands and comprise 876 dwelling units. Phase 1 consists of single-detached dwellings on varying lot sizes. Phases 2 and 3 include both single-detached dwellings and townhouses. All previous phases included a neighbourhood amenity area, parks and open space, and a roadway network.

In 2009, the Ontario Municipal Board (OMB File No: PL080373) approved the Official Plan Amendment (OPA) and the Development Concept Plan (DCP) for the lands known as the Mahogany Community in Manotick. The results of the OMB's Decision are included in the Village of Manotick Secondary Plan (2016).

Residential uses are also located to the north of the site along Potter Drive and Watterson Street. Some commercial uses are located northeast of the Site in the Manotick Village core along Manotick Main Street. The Manotick Arena & Community Centre and Centennial Park are located north of the Site along Dr. Leach Drive. Phases 1, 2, and 3 of the Mahogany Community are located east of the Phase 4 lands. To the west of the Phase 4 lands is the Manotick Drumlin Forest, an Area of Natural and Scientific Interest (ANSI).

2.2 Site Location

The subject site (the “Site”) is owned by Minto Communities Inc. and is legally described as ‘Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Gower City of Ottawa’. The Site is “Phase 4” of the Mahogany Community development and is bounded by Century Road to the south and a woodlot (a designated Natural Environment Area) to the west. Phase 4 is shown in **Figure 2-2**. The land area for all of Phase 4 is approximately 19.88 hectares (49.10 acres). The site is currently vacant.

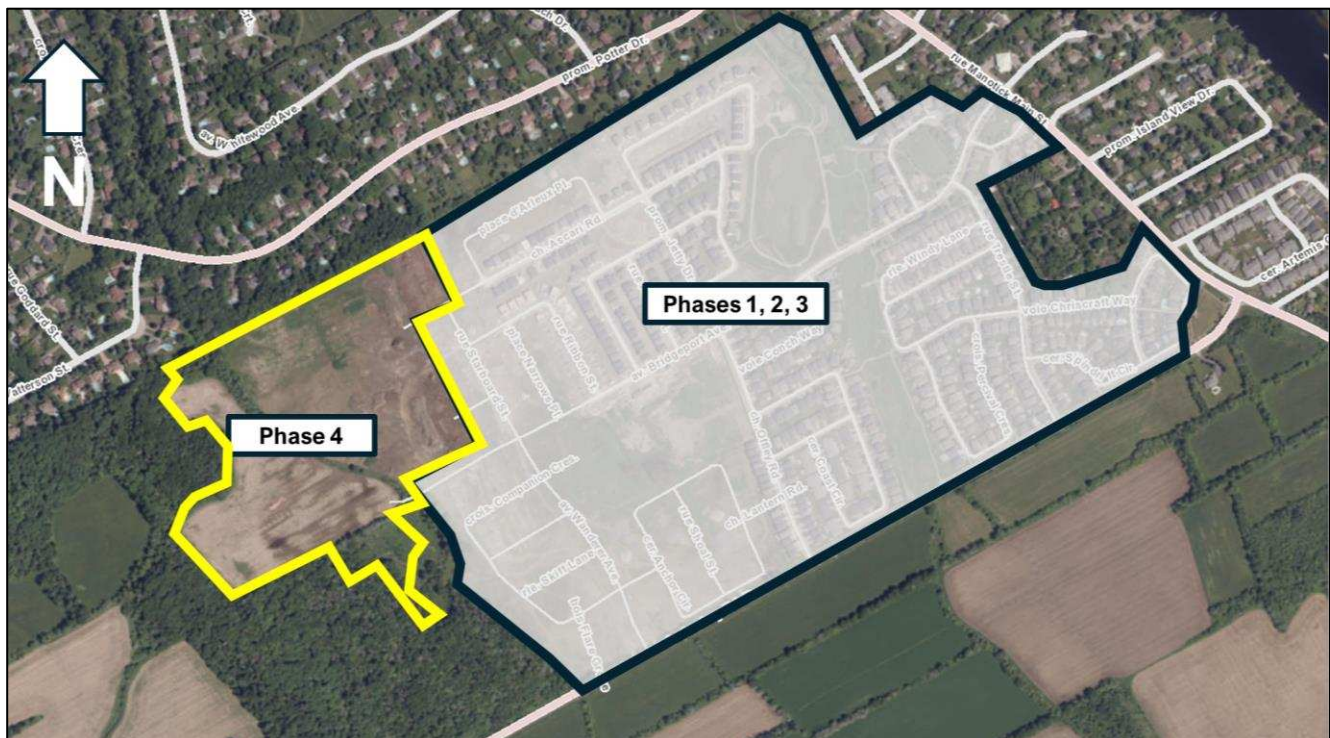


Figure 2-2: Mahogany Phase 4 Lands

3 The Proposed Development

Phase 4 of the Mahogany Community will consist primarily of low-density residential development, including detached dwellings on lots with widths ranging between 38 to 72 ft. A total of 211 dwelling units are proposed for Phase 4, as per the Concept Plan, prepared by Minto Communities Inc. (dated October 20, 2025), as shown in **Figure 3-1**. The proposed Phase 4 development will also include a continuation of the internal road network connecting from Phase 3, two (2) stormwater management ponds and six (6) open space blocks. The Wilson Cowan Drain is also located within the Phase 4 lands. No development is proposed within this feature.

The housing types and features of the proposed Phase 4 development per the Concept Plan are summarized as follows:

- The 72' single-detached dwellings are zoned Village Residential First Density, Subzone C, Rural Exception [869r] (VIC [869r]) (**Figure 3-1**). No changes to the zoning or location of the dwellings are proposed, except for a small area of Lot 123 (Area A shown in the Draft Zoning Schedule in Appendix A), which is proposed to be zoned Village Residential First Density, Subzone C, Rural Exception [869r] (VIC [869r]) to be consistent with the remainder of the Phase 4 72' single-detached dwellings, which have already been rezoned. Lot 124, located between Blocks 221 and 222 is also proposed to be zoned to VIC[869r]. The southern portion of Lot 113 is also proposed to be zoned to VIC[869r], the northern portion of Lot 113 is already zoned as such.
- The 52' and 45' single-detached dwellings (Area B shown in the Draft Zoning Schedule in Appendix A) are proposed to be zoned Village Residential First Density, Subzone C, Rural Exception [870r] (VIC [870r]). The general location of the dwellings will remain the same, however not all of the 52' and 45' lots meet the current zoning for lot coverage and driveway coverage. The lots that do not meet the current zoning lot coverage and driveway coverage requirements will be subject to the updated Schedule 404.
- The 38' single-detached dwellings (Area C shown in Appendix A) are proposed to be zoned Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A [871r]). The general location of the dwellings will remain the same.
- The open space blocks located in Phase 4 are proposed to be zoned Parks and Open Space Zone (O1) (Area D shown in Appendix A).
- Blocks 218 and 219 located in Phase 4, which include the lands designated as "Watercourse and Development Setback" in the Village of Manotick Secondary Plan, Annex 1, are proposed to be zoned Environmental Protection (EP) Zone (Area E shown in Appendix A).
- As per email correspondence on October 20, 2025, the City has requested that three (3) City-owned woodlots be included in the rezoning. As such, the aforementioned lands and features are proposed to be zoned to Environmental Protection (Area E shown in Appendix A).
- Further, as per email correspondence on October 20, 2025, the City has requested that the entirety of the Wilson Cowan Drain and its tributaries within the Phase 4 lands should be zoned to O1R. As such, these features are proposed to be zoned to Parks and Open Space Zone, Subzone R (Area F shown in Appendix A).

The purpose of the proposed Major Zoning By-law Amendment is to:

1. Rezone lands identified as Area A in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]);
2. Rezone lands identified as Area B in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r] Schedule 404 (VIC[870r] S404), with some lots subject to a revised Schedule 404, to increase the maximum driveway coverage for a detached dwelling;
3. Rezone lands identified as Area C in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]);
4. Rezone lands identified as Area D in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone (O1);
5. Rezone lands identified as Area E in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP) Zone;
6. Rezone lands identified as Area F in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone, Subzone R (O1R);
7. Amend Schedule 404 of Zoning By-law No. 2008-250 to be expanded to include the Phase 4 lots, identified in Appendix A, to permit a maximum driveway coverage of 60%.

The proposed VIC[870r] S404 zone includes a request for an amendment to permit a maximum driveway coverage of 60% for several lots. The same increase in driveway coverages was approved as part of the ZBLA for Phase 3 of Mahogany. Schedule 404 will be revised to include the Phase 4 lots illustrated in **Appendix A**. The Draft Zoning By-law Amendment and Draft Zoning Schedule are also included in **Appendix A**.

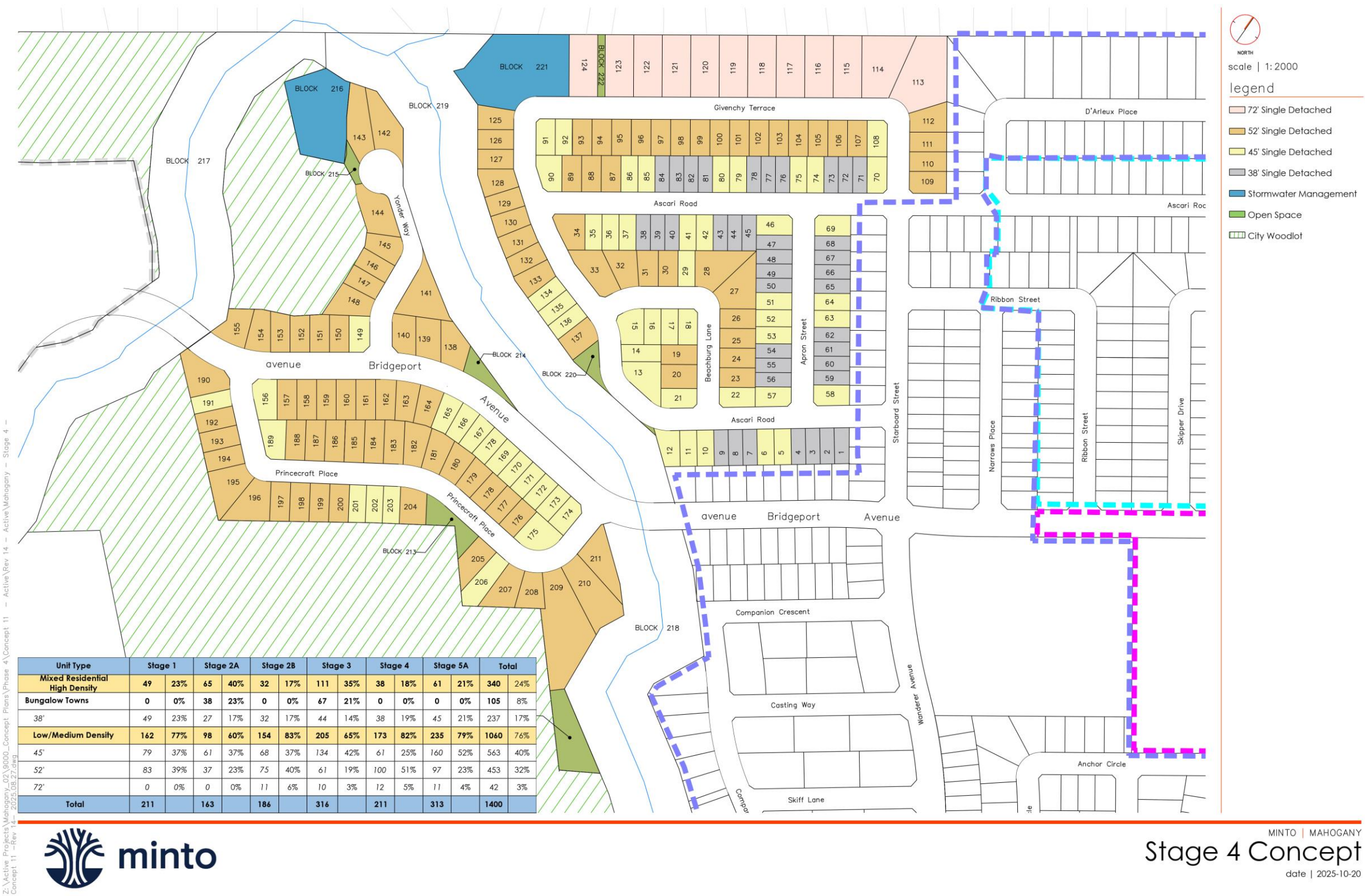


Figure 3-1: Concept Plan for Phase 4, prepared by Minto Communities Inc. (dated October 20, 2025)

4 Policy and Regulatory Framework

This section describes the provincial and local planning frameworks applicable, or relevant, to the proposed development of the site, including: the Provincial Planning Statement (2024), the City of Ottawa Official Plan (Adopted November 24, 2021 and Approved by MMAH on November 4, 2022 with Modifications), including the Village of Manotick Secondary Plan, and the City of Ottawa Zoning By-law 2008-250 (November 24, 2023 Consolidation).

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (“PPS 2024”) came into effect on October 20, 2024, replacing the previous the Provincial Policy Statement 2020. The PPS 2024 provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the Planning Act, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS 2024 “shall be read in its entirety and all relevant policies are to be applied to each situation” (Policy 6.1).

Chapter 1 of the PPS 2024 provides a Vision, which focuses on the need to increase the supply and mix of housing options, to support the economy, optimizing infrastructure investments, prioritizing compact and transit-supportive development, supporting and protecting the viability of rural areas over the long term and recognizing the unique role Indigenous communities in land use planning and development.

Chapter 2 of the PPS 2024 includes policies regarding housing and communities. Policy 2.1.6(a) states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing and transportation options, employment, institutional uses, recreation, parks and open spaces to meet long term needs.

Policy 2.2.1 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: coordinating land use planning to address the full range of housing options; permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, and all types of residential intensification, which results in a net increase in residential units in accordance with Policy 2.3.1.3; promoting new housing densities that efficiently use land, resources, infrastructure and public service facilities.

Section 2.3 guides land use in Settlement Areas, including in new settlement areas. Policy 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of uses that efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, and support active transportation, among other proprieties. Development in Settlement Areas should be phased, where appropriate.

Policy regarding Rural Areas within Municipalities is provided in Sections 2.5 and 2.6 of the PPS 2024. Policy 2.5.1 states that rural areas should be supported by building upon rural character, promoting regeneration, and accommodating an appropriate range and mix of housing in rural settlement areas.

Policy 2.5.2 states that in rural areas, rural settlement areas shall be the focus of growth and development. Policy 2.5.3 directs that planning authorities give consideration to locally appropriate rural characteristics, the scale of development, and the provision of appropriate service levels. Policy 2.6.1(c) provides for residential development, including lot creation, as a permitted use where site conditions are suitable for the provision of appropriate sewage and water services. Policy 2.6.3 states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

The proposed development is consistent with the policies of the Provincial Planning Statement, 2024 (PPS). The development of Phase 4 of the Mahogany Community is consistent with Policy 2.5.2 of the PPS, by contributing to residential growth development in a planned rural settlement area. Phase 4 proposes a range of housing options at a scale consistent with the existing rural characteristics and associated development (Policy 2.5.3). The proposed development will be built at a scale and density appropriate to the planned municipal servicing infrastructure, consistent with Policy 2.6.3.

4.2 City of Ottawa Official Plan (Adopted November 24, 2021 and Approved by MMAH on November 4, 2022 with Modifications)

The City of Ottawa Official Plan (the “OP”) was approved by Ottawa City Council on October 27, 2021 and adopted on November 24, 2021. It was subsequently approved by the Ontario Ministry of Municipal Affairs and Housing (MMAH) with modifications on November 4, 2022. The OP sets the vision for how the city will grow and develop to 2046. The OP introduces significant policy changes, moving from traditional land use planning with a focus on permitted uses to context and transect-based planning with an emphasis on form and function

The site is located within the Rural Transect and in the Village designation on Schedule B9 – Rural Transect, as illustrated in Figure 4-1.

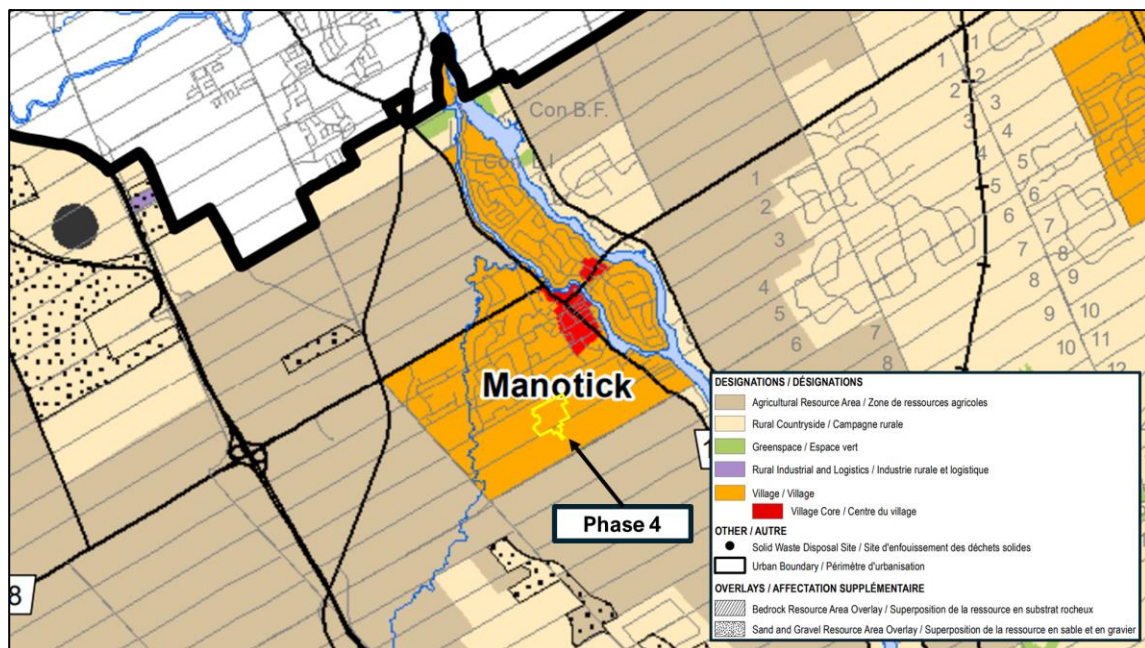


Figure 4-1: Schedule B9 - Rural Transect (Extract) (City of Ottawa Official Plan, 2022)

4.2.1 Growth Management Framework

Section 3 – Growth Management Framework of the OP contains the City's strategy for managing different types of growth in Ottawa, which ensures that there are sufficient development opportunities and a range of choices of where to locate growth and how to design it. The Growth Management Framework supports growth that increases sustainable mode shares and uses existing infrastructure efficiently while reducing greenhouse gas emissions.

Section 3 of the OP states that growth is to be concentrated within the urban area with a majority of residential growth to occur in the built-up area through intensification, and that **most of the remaining rural growth will be directed to villages**. The intent of the Growth Management Framework policies is:

- a) “To provide an appropriate range and mix of housing that considers the geographic distribution of new dwelling types and/or sizes to 2046;
- b) To provide a transportation network that prioritizes sustainable modes over private vehicles, based on the opportunities for mode shifts presented by each transect area context;
- c) To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- d) To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and
- e) To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt”.

Section 3.4 of the OP establishes direction for rural growth in villages in Ottawa. **Policy 3.4.1 states that villages, including the Village of Manotick, are to be the focus areas of rural growth where municipal services are existing or planned.** Policy 3.4.2 further directs that intensification within all villages is supported, subject to health and safety limitations for partial and private services. Where significant intensification opportunities exist in villages with municipal services, the City may permit smaller lot frontages and areas than those of adjacent existing lots and shall consider the Urban Design section of the OP, to ensure appropriate integration of new development with established areas (Policy 3.4.3).

The proposed Phase 4 development conforms with the Growth Management Framework policies in Section 3 of the OP. The proposed development, which includes new housing, parks and open space, stormwater management infrastructure, and a continued expansion of the road network in Mahogany represents a form of residential intensification located within the rural Village of Manotick, which is supported by Policies 3.4.1 and 3.4.2 of the OP. The proposed Phase 4 development, as well the greater Mahogany community, has considered the Urban Design policies of the OP.

4.2.2 Road Classification and Rights-of-Way

As per Section 4.1.7 – Protect and Invest in Rights of Way of the OP, the City may acquire land for rights-of-way or the widening of rights-of-way through conditions of approval for a plan of subdivision, severance (severed and retained parcels), site plan or a plan of condominium. Schedule C9 – Rural Road Network of the OP identifies Century Road East as a Collector – Existing Road.

Table 1 – Road Right-of-Way Protection of the OP sets forth the right-of-way (ROW) widths that the City may acquire for roads. Century Road East is not identified on Table 1. As such, there are no ROW protection requirements for Century Road East.

4.2.3 Land Use Designations

Section 9.4 - Villages

The site is designated as Village as per Schedule B9 – Rural Transect (Figure 4-1) of the OP.

Section 9.4 of the OP establishes policies for the Village land use designation. Section 9.4.1. identifies Villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced. The distribution of land uses and intensity within a Village will be determined in the context of any plan for the Village contained in Volume 2, or a community design plan (Policy 9.4.1.2). The Village of Manotick Secondary Plan is found in Volume 2B of the OP, and is reviewed in Section 4.3 of this Report. Where there are inconsistencies in policies between this Plan and secondary plans or area specific policies, those policies contained in secondary plans and area-specific policies take precedence (Section 1.4 – How to use the Official Plan).

Section 9.4.2 states that it is intended that all new development in Villages maintains its respective rural and village character. Policy 9.4.2.1 encourages the development of a mix of uses and a variety of forms in Village areas and that the Zoning By-Law will establish the zones that are consistent with the distribution of land uses provided for in the Secondary Plans (Policy 9.4.1.2). The form and scale of development will also be based on the available servicing (Policy 9.4.2.1(a)), which in the case of the Mahogany Community and the Phase 4 development, would be on municipal water and sewer.

The proposed development for Phase 4 of Mahogany conforms to the Village designation policies in Section 9.4 of the OP. The proposed development will provide a variety of housing forms that are in keeping with the existing Village character and scale as directed by Policies 9.4.1.2 and 9.4.2.1, and the Village of Manotick Secondary Plan. The proposed development will be connected to the greater Mahogany Community and will be built upon full municipal services.

4.2.4 Housing Policies

Section 4.2 in the OP includes the City-Wide Policies for Housing. The purpose of the policies in Section 4.2 are to ensure that there is an adequate supply and diverse options for housing that are available, safe, affordable, and meets needs across all ages, incomes and backgrounds and is supportive of accessibility needs.

Policy 4.2.1.1. of the OP supports the development of diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

- a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;
- b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;
- c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;
- d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability; and
- e) The City shall maintain, at all times, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate intensification and land in draft approved and registered plans.

The proposed development conforms with Section 4.2 of the OP. This development proposes new residential uses that are permitted within the Village designation, including various housing options for the new Mahogany Community. The proposed development contributes to the requirement under Policy 4.2.1.1., which requires that the City maintain at all times a three-year supply of residential units through suitably zoned lands.

4.3 Village of Manotick Secondary Plan (2021)

The Village of Manotick Secondary Plan ("Secondary Plan"), found in Volume 2B of the City of Ottawa Official Plan, provides detailed policies that state how the Village will develop in the future. The Secondary Plan facilitates the logical phasing of development in the area (the integration of transportation links, parks and open space, schools, pedestrian links and stormwater) and forms the basis for various, subsequent plans of subdivision.

Section 1: Community Vision of the Secondary Plan, states that the vision for Manotick is 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 welcome in a pedestrian-oriented commercial core." The goals and objectives of the Manotick Secondary Plan are outlined in Section 1.1 and provide a policy framework that support and implement the community vision for Manotick.

The site is located within the Manotick Secondary Plan Boundary on Schedule A – Land Use in the Secondary Plan.

Land Uses for the Mahogany Community are illustrated in Annex 1 – Mahogany Community Conceptual Layout, as illustrated in **Figure 4-2**. Phasing for the Mahogany Community is outlined in Annex 2 – Mahogany Community Conceptual Phasing, as illustrated in **Figure 4-3**. **Section 2 of the Village of Manotick Secondary Plan directs that Annexes provide further information and details to guide future development. They are conceptual and can be changed or modified without an amendment to the secondary plan.**

The Mahogany Community is also subject to Policies 3.6 (20) to (33) included in Section 3.6 – Mahogany Community of the Secondary Plan. These policies are applicable to lands designated Mahogany Community on Schedule A – Designation Plan. All development shall be on the basis of central water and wastewater services (Policy 3.6 (20)).

The Mahogany Community policies also introduce a specific definition of “gross residential,” referring to a unit of land (typically a hectare), designated for residential development and does not include lands designated on Annex 1 - Mahogany Community Conceptual Layout as School, Parks and Open Space, Watercourse and Development Setback, Natural Environment Area or Stormwater Management Pond (Policy 3.6 (22)). This definition applies to maximum densities per land uses defined in Policy 3.6 (23). Permitted density within the Mahogany Community is up to 16 units per gross residential hectare in Residential (Medium Density) areas, and approximate lot dimensions of 22 m by 50 m in Residential (Low Density) areas (Policy 3.6 (23)). A maximum total of 1,400 dwelling units are permitted for the entire community (Phases 1 – 5) (Policy 3.6 (25)).

Conformity of the Proposed Development to the Village of Manotick Secondary Plan Policies

The proposed Phase 4 development of the Mahogany Community conforms to the applicable policies in Section 3.6, as demonstrated below:

- **Policy 3.6 (20):** “All development shall be on the basis of central water and wastewater services”.

The proposed development will be on central water and wastewater services, with two (2) stormwater management ponds on-site. The pump station that will service the proposed development was completed during Phase 1 construction.

- **Policy 3.6 (21):** “The Mahogany Community Development Concept Plan (January 2008) as approved by the City of Ottawa will be referenced to assist in the review of planning applications related to these lands”.

The Mahogany Community Development Concept Plan (January 2008) informed the proposed development’s design.

- **Policy 3.6 (23):** “The land use and associated densities below will be permitted in the Mahogany Community:
 - i. Residential (Low Density) areas will provide for approximate lot sizes of 22 metres x 50 metres;
 - ii. Residential (Medium Density) areas may have a density up to 16 units per gross residential hectare;
 - iii. Mixed Residential areas may have a density up to 35 units per gross residential hectare, and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25% of the total residential units on the lands shown on Annex 1 - Mahogany Community Conceptual Layout are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.

The proposed development will conform with the permitted density levels delineated in Annex 1 – Mahogany Community Conceptual Layout. 19% of the Phase 4 units will be Mixed Residential units. It is noted that upon completion of Phase 4, the number of Mixed Residential units will exceed 25% of the total residential units of the Mahogany Community. Accordingly, Phase 5 will include a greater proportion of Residential (Low Density) and Residential (Medium Density) units to offset the excess Mixed Residential units in Phase 4. At full building out (i.e. Phases 1 to 5), it is anticipated that the Mixed Residential units will represent 24.4% of the total residential units in the Mahogany Community.

Land Use locations that are in accordance with Annex 1 include:

- Residential (Low Density) units (22 m x 50 m lots);
- Residential (Medium Density) units (14-16 m X 29 m lots) comprise the predominant housing type for the community and are dispersed throughout the community;
- Mixed Residential units (12 m X 29 m lots); and
- Watercourse and Development Setback

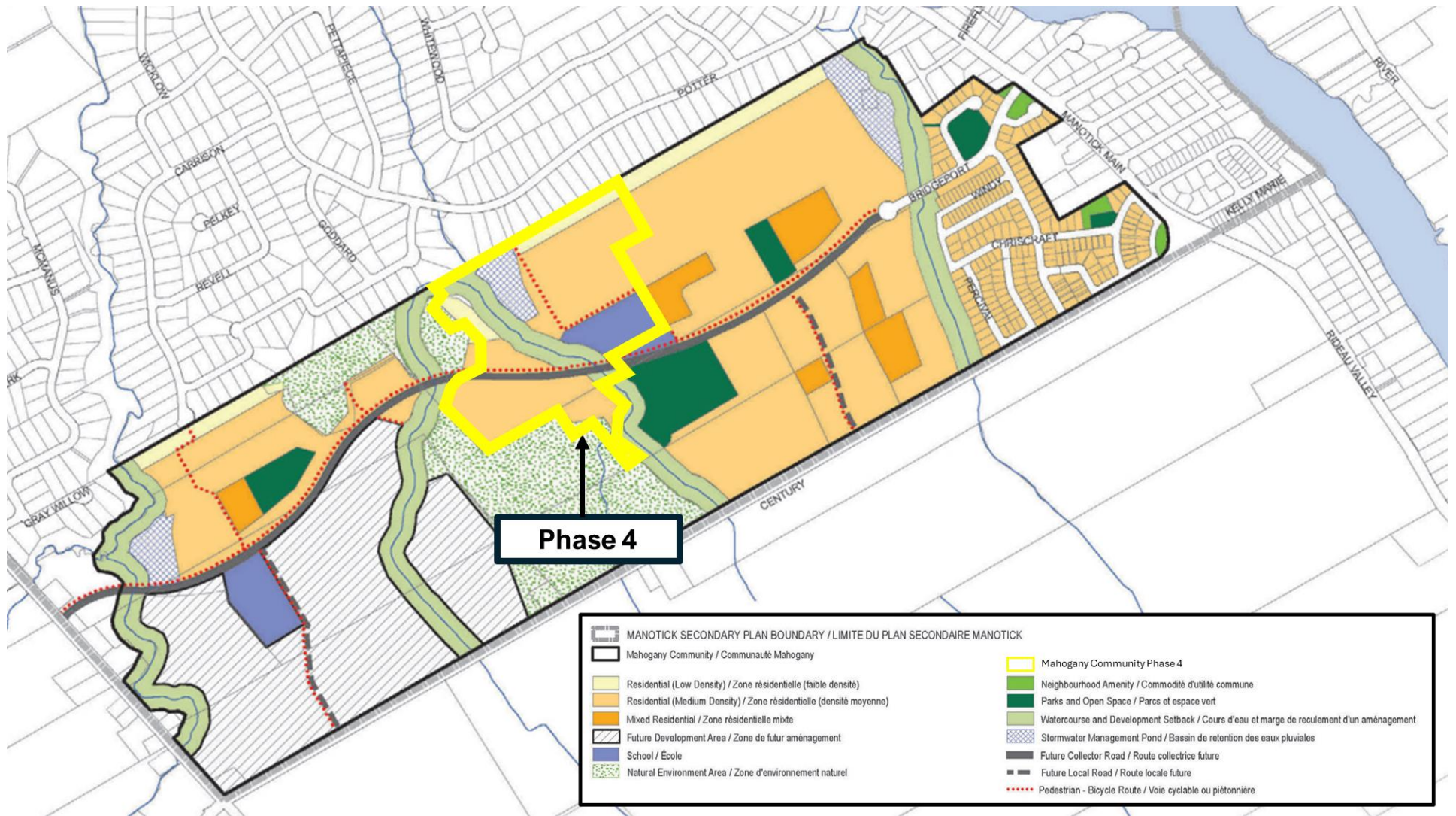


Figure 4-2: Annex 1 – Mahogany Community Conceptual Layout

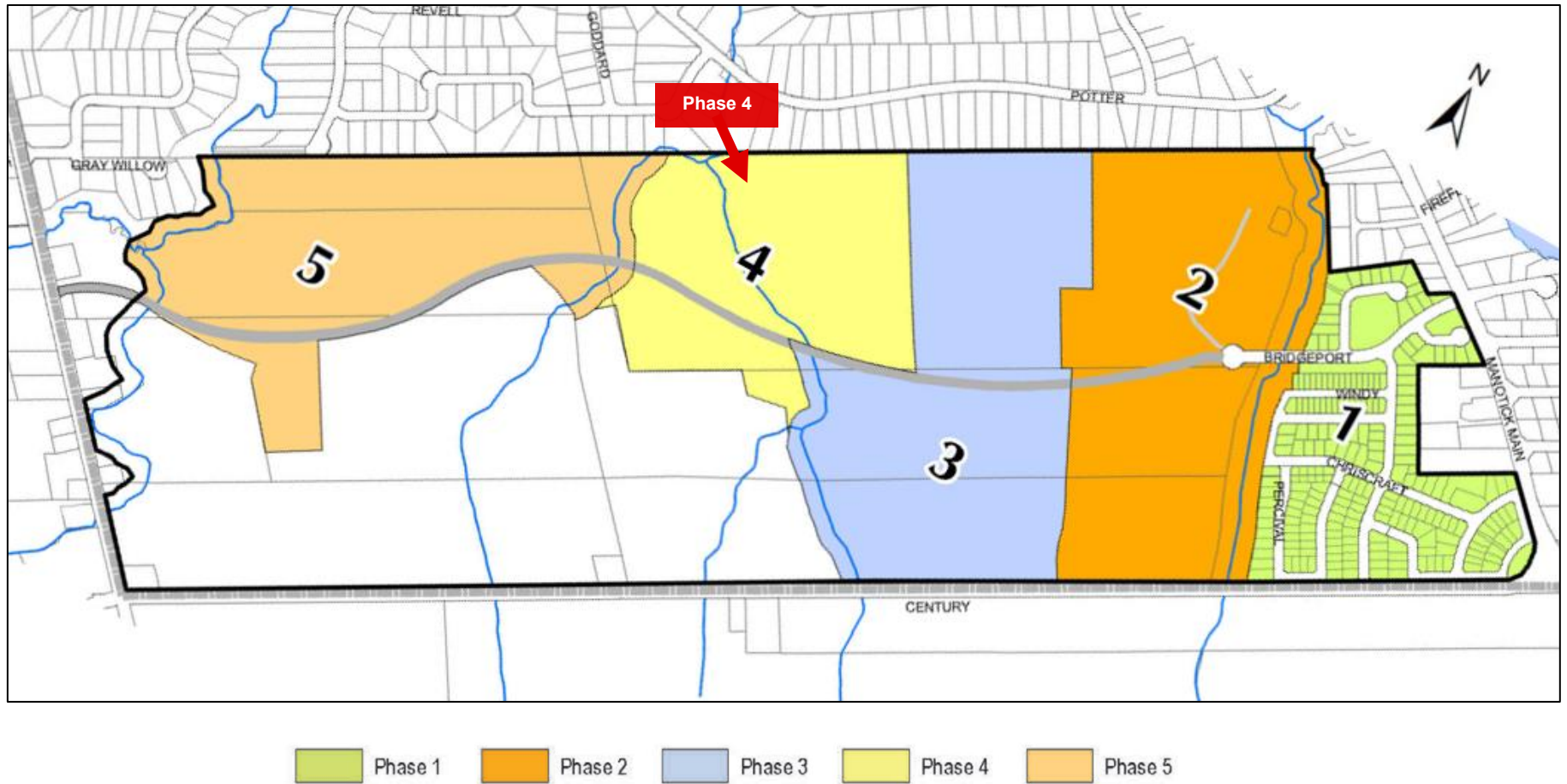


Figure 4-3: Annex 2 - Mahogany Community Conceptual Phasing

The following tables demonstrate that the density calculations of the proposed Phase 4 development conform to the permitted densities of Policy 3.6 (23).

Table 4-1 summarizes the proposed density for the Single Family (Low Density Areas). Please note that the proposed ZBLA does not apply to the proposed 72' single detached dwelling lots within Phase 4. The rezoning for the 72' lots has already been approved, with the exception of Lots 123 and 124, and a portion of Lot 113. A small portion of Lot 123, a planned 72' lot, measuring approximately 3 m in width has not yet been rezoned. As such, this portion of Lot 123 is proposed to be zoned to VIC[869r]. Lot 124, located between Blocks 221 and 222 is also proposed to be zoned to VIC[869r]. The southern portion of Lot 113 is also proposed to be zoned to VIC[869r], the northern portion of Lot 113 is already zoned as such.

Table 4-1: Density Calculations for the Residential (Low Density) Areas (approximately 22 m x 50 m lot size)

Phase	Gross Residential Hectares	Dwelling Units	Density Calculation	Approximate Units per Gross Residential Hectare
Phase 4	1.64 ha	12	12 units/1.64 ha	7.32

The proposed Residential (Low Density) lots are approximately 22 m x 50 m. The lot frontage for these lots is close to 22 m, and the lot depth is 50 m. The intent of the policy is to provide large single-detached lots along the north edge of the Mahogany community. This is generally in keeping with the new lots that would back onto the lots fronting onto Potter Drive, which require larger lots to accommodate the private servicing.

Table 4-2: Density Calculations for the Residential (Medium Density) Areas

Phase	Gross Residential Hectares	Dwelling Units	Density Calculation	Approximate Units per Gross Residential Hectare
Phase 4	12.07 ha	161	161 units/12.07 ha	13.34

The proposed Residential (Medium Density) areas have an average density of approximately 13.34 units per gross residential hectare and are below the maximum of 16 units per gross residential hectare for Phase 4.

Table 4-3: Density Calculations for the Mixed Residential Areas

Phase	Gross Residential Hectares	Dwelling Units	Density Calculation	Approximate Units per Gross Residential Hectare
Phase 4	1.68 ha	38	38 units/1.68 ha	22.62

The proposed Mixed Residential areas have an average density of approximately 22.62 units per gross residential hectare and are below the maximum of 35 units per gross residential hectare for Phase 4.

Table 4-4 summarizes the average densities for the Residential (Medium Density) and Mixed Residential areas in Phases 1 through 4 of the new Mahogany community.

Figure 4-4 illustrates the Mahogany community Phases 1 through 4, and is also included in Appendix B of this Planning Rationale.

It is noted that for the purpose of calculating density, the '38 single-detached dwellings, rear lane single-detached dwellings, and bungalow townhouse dwellings are considered Mixed Residential. The proposed '45 and '52 single-detached dwelling units are considered as Residential (Medium Density). The unit count and land areas noted in Table 4-4 correspond with the areas shown in Figure 4-4.

Table 4-4: Density Calculations for Residential (Medium Density) and Mixed Residential – Phases 1-4

Phase	Gross Residential Hectares	Proposed Dwelling Units	Density Calculation	Approximate Units per Gross Residential Hectare
Residential (Medium Density)				
Phase 1 (Existing)*	11.27 ha	162	162 units/11.27 ha	14.3
Phase 2 (Existing)*	17.72 ha	241	241 units/17.72 ha	13.6
Phase 3 (Existing)*	13.50 ha	195	195 units/13.50 ha	14.44
Phase 4 (Proposed)	12.07 ha	161	161 units/12.07 ha	13.34
Mixed Residential				
Phase 1 (Existing)*	2.18 ha	49	49 units/1.9 ha	22.4
Phase 2 (Existing)*	4.69 ha	97	97 units/4.69 ha	20.68
Phase 3 (Existing)*	5.42 ha	111	111 units/5.42 ha	20.47
Phase 4 (Proposed)	1.68 ha	38	38 units/1.68 ha	22.62

*Referenced from Planning Rationales for Mahogany Phases 1 through 3.

As such, the proposed average densities for the Residential (Medium Density) and Mixed Residential areas conform with the policies of the Secondary Plan.



MINTO | MAHOGANY
Stage 4
 Stage 4 - Concept 11
 date | 2025-11-10

Figure 4-4: Mahogany Community – Phases 1 through 4 (prepared by Minto, November 10, 2025)

The draft preliminary calculations for the proposed Phase 5 are summarized in Table 4-5 for information.

Table 4-5: Density Calculations – Preliminary Phase 5

Designation	Gross Residential Hectares	Dwelling Units	Density Calculation	Approximate Units per Gross Residential Hectare
Residential (Low Density)	1.69 ha	11	11 units/1.69 ha	6.49
Residential (Medium Density)	17.36 ha	245	245 units/17.36 ha	14.1
Mixed Residential	2.54 ha	56	56 units/2.54 ha	22.05

Table 4-6: Land Use Distribution in the Mahogany Community – Phases 1-5

Phase 2+	Approximate Total Unit Count	Percentage of Total (%)
Residential (Low Density)	42	3%
Residential (Medium Density)	1,016	72.6%
Mixed Residential	342	24.4%
Phase 4 Total	211	15.1%
Phase 3 Total	316	22.6%
Phase 2 Total	349	24.9%
Phase 1 Total	211	15.1%
Preliminary Phase 5 Total Projections	313	22.4%
Mahogany Community Total	1,400	100%

*The total amount of development in Phases 1 to 5 shall not exceed 1,400 units, as per Section 3.6 (25) of the Manotick Village Secondary Plan (2021).

- **Policy 3.6 (25):** “The total amount of development in Phases 1 to 5 shown on Annex 2 – Mahogany Community Conceptual Phasing shall not exceed 1,400 dwelling units and shall be built according to phasing policies. The land area identified for each phase shown on Annex 2 is conceptual.”

As shown in Table 4-5, the total amount of units proposed for the Mahogany Community is 1,400 dwelling units. They are proposed to be built in phases similar to the phasing Schedule illustrated in Annex 2 (Figure 4-3).

- **Policy 3.6 (26):** “Prior to any Zoning By-law Amendment required for each phase of the development, a transportation impact assessment is required [...]”

The Minto Mahogany Stage 2+ - Traffic Impact Study Addendum, May 2018 was submitted with the Zoning By-law Amendment and Draft Plan of Subdivision approved October 8, 2018.

Section 7 – Natural Heritage Systems and Environmental Constraints of the Village of Manotick Secondary Plan includes policies relating to areas that the City or Province have assessed as having

high environmental value. As shown in **Figure 4-5**, Annex 4 – Natural Heritage and Environmental Constraints of the Secondary Plan identifies unstable slopes and linkage features located within the site. Additionally, the site is adjacent to a significant woodland and a watercourse as identified on Annex 4. Policy 7 (2) requires that development on or adjacent to lands forming part of the natural heritage system be supported by technical studies as described in the Official Plan. Policy 7 (4) denotes that the Mud Creek Subwatershed Study (2015) recommendations will be used in the evaluation of development applications for this area.

Development is not to occur on the Watercourse and Development Setback as designated on Annex 1, nor the Natural and Environmental Areas. **As per the Concept Plan, there is no development proposed within the area designated as Watercourse and Development Setback. These lands are proposed to be zoned as Environmental Protection (EP) through the requested Major Zoning By-law Amendment.**

The Environmental Impact Study for Phase 4 of Minto's Mahogany Community, prepared by Kilgour & Associates (dated March 13, 2025) has been included with this application.

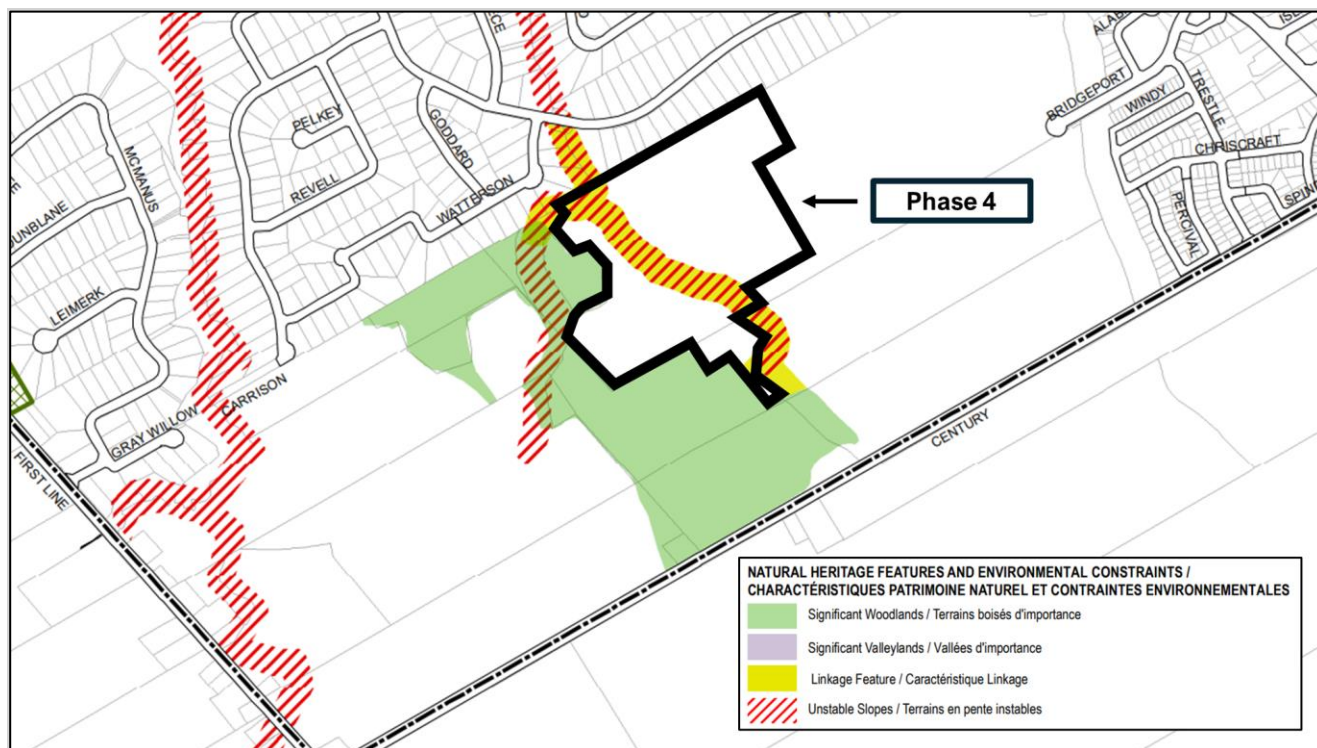


Figure 4-5: Annex 4 – Natural Heritage and Environmental Constraints

4.4 City of Ottawa Comprehensive Zoning By-Law 2008-250

As per the City of Ottawa Comprehensive Zoning By-law 2008-250 (November 24, 2023 Consolidation), Phase 4 of the Mahogany Community is currently zoned Village Residential First Density, Subzone C, Rural Exception [869r] (VIC[869r]) Zone and Development Reserve Zone (DR), as illustrated in **Figure 4-6**. For the purposes of this Zoning By-law Amendment, the amendments pertain to the Village Residential First Density, Subzone C, Rural Exception [869r] (VIC[869r]) Zone, Village Residential First Density, Subzone C, Rural Exception [870r] Schedule 404 (VIC[870r] S404) Zone, including those lots subject to Schedule 404, the Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]) Zone, the Parks and Open Space (OI) Zone, and the Environmental Protection (EP) Zone.

The purpose of the Village Residential First Density Zone is to permit detached dwellings in areas designated as Village in the Official Plan, and historically zoned for such low-density use. Further, it allows a limited range of compatible uses, and regulates development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced.

The purpose of the Village Residential Third Density Zone is to permit a range of low and medium density housing types in areas designated as Village in the Official Plan. Further, it restricts the building form to low rise, medium density, based on existing development patterns; allows a limited range of compatible uses, and regulates development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

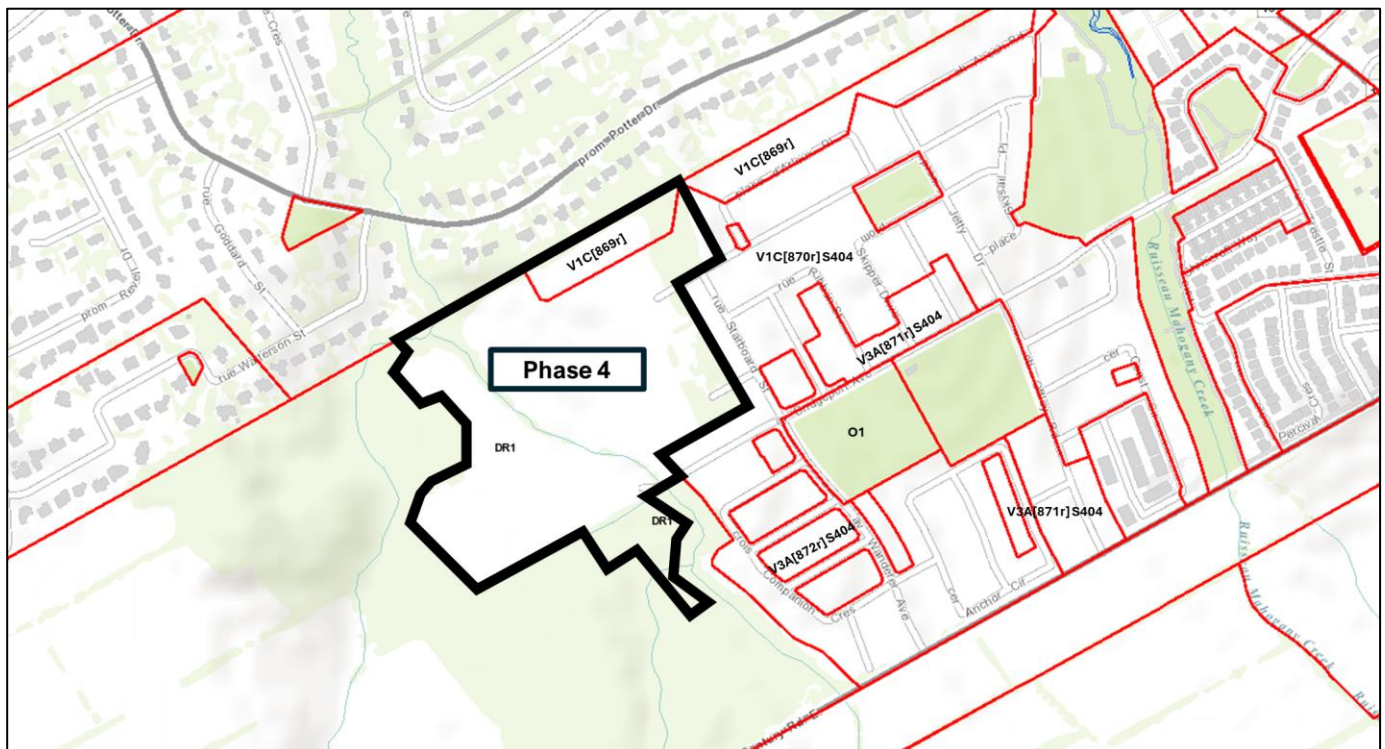


Figure 4-6: Zoning of the Site and Surrounding Lands

4.4.1 Zoning Provisions

These site-specific zones were established as part of the Zoning By-law Amendment and Draft Plan of Subdivision applications approved on October 8, 2018 for Phase 2+ and on November 10, 2021 for Phase 3. There were no appeals and the Zoning By-law came into full force and effect on November 6, 2018. Furthermore, By-laws 2019-407 and 2021-365 established other site-specific zones, which are also in full force and effect.

In order to facilitate the proposed development, a Major Zoning By-law Amendment to the City of Ottawa Zoning By-law 2008-250 is required. The Mahogany Community Phase 4 lands are currently zoned Development Reserve, Subzone 1 (DR1) and Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]).

The proposed Major Zoning By-law Amendment proposes to:

1. Rezone lands identified as Area A in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]);
2. Rezone lands identified as Area B in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r] Schedule 404 (VIC[870r] S404), with some lots subject to a revised Schedule 404, to increase the maximum driveway coverage for a detached dwelling;
3. Rezone lands identified as Area C in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]);
4. Rezone lands identified as Area D in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone (O1);
5. Rezone lands identified as Area E in Appendix A of the Report from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP) Zone;
6. Rezone lands identified as Area F in Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone, Subzone R (O1R);
7. Amend Schedule 404 of Zoning By-law No. 2008-250 to be expanded to include the Phase 4 lots, identified in Appendix A, to permit a maximum driveway coverage of 60%.

5 Summary of Opinion

It is the professional opinion of WSP that the proposed Minto development at Part of 5651 First Line Road in the Mahogany Community, which requires rezoning to permit the new lotting plan configuration for the Mahogany Community Phase 4, represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development supports and is consistent with the Provincial Planning Statement, 2024;
- The proposed development is permitted in the applicable land use designations and conforms to the strategic directions and policies of the City of Ottawa Official Plan;
- The proposed development is permitted in the applicable land use designations and conforms to the strategic directions and policies of the Village of Manotick Secondary Plan;
- The proposed development is compatible with adjacent development and meets many of the principles under the Design Objectives, as well as the Compatibility criteria of the City's Official Plan; and
- The proposed development complies with the general intent of the City of Ottawa Zoning By-law.

In conclusion, the proposed Major Zoning By-law Amendment application to support the proposed development by Minto Communities Inc. for Phase 4 of the Mahogany Community represents good planning and is in the public interest. Please feel free to contact me at Nadia.De-Santi@wsp.com or at (613) 690-1114 if you have any questions or require additional information.

Yours truly,



Nadia De Santi, MCIP, RPP
Practice Lead
Urban and Community Planning

APPENDIX



DRAFT ZONING BY-LAW

AMENDMENT AND SCHEDULES

The proposed zoning changes are indicated by the bolded text.

November 10, 2025

DRAFT BY-LAW NO. 2025-XX

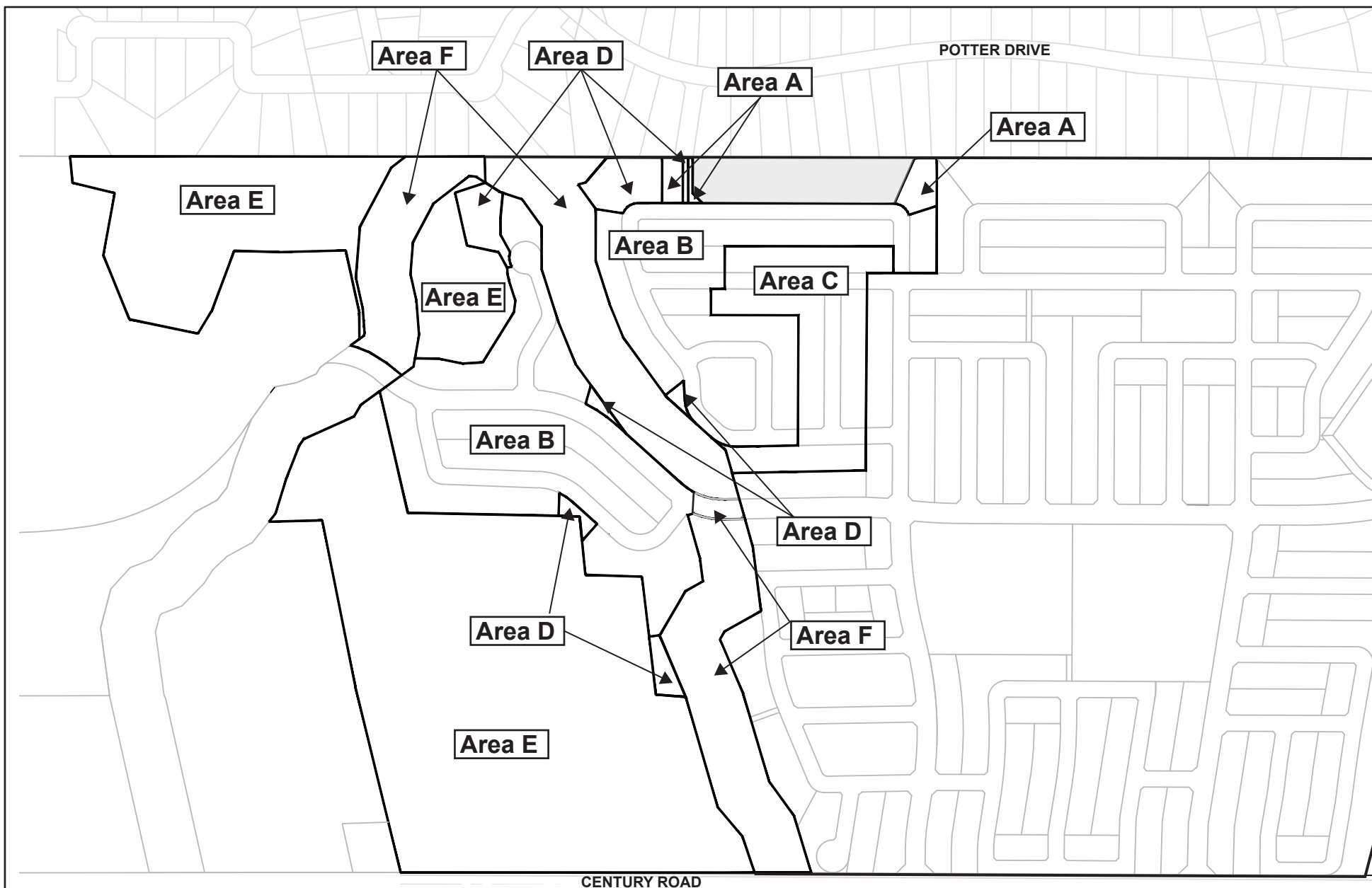
A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands legally described as Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Gower City of Ottawa.

The Council of the City of Ottawa, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

The Zoning Map of By-law No. 2008-250, entitled “City of Ottawa Zoning By-law” is amended by rezoning the lands on Attachment 1 to this by-law as follows:

1. To rezone lands identified as Area A from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r] (V1C[869r]).
2. To rezone lands identified as Area B from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r] Schedule 404 (V1C[870r] S404).
3. To rezone lands identified as Area C from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]).
4. To rezone lands identified as Area D from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone (O1).
5. To rezone lands identified as Area E from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP).
6. To rezone lands identified as Area F from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone, Subzone R (O1R).
7. To revise Schedule 404 (S404) as per Schedule B to this by-law.


ENACTED AND PASSED this _____ day of _____, 2025



This is "Attachment 1" to
Zoning By-law 2025-XXX

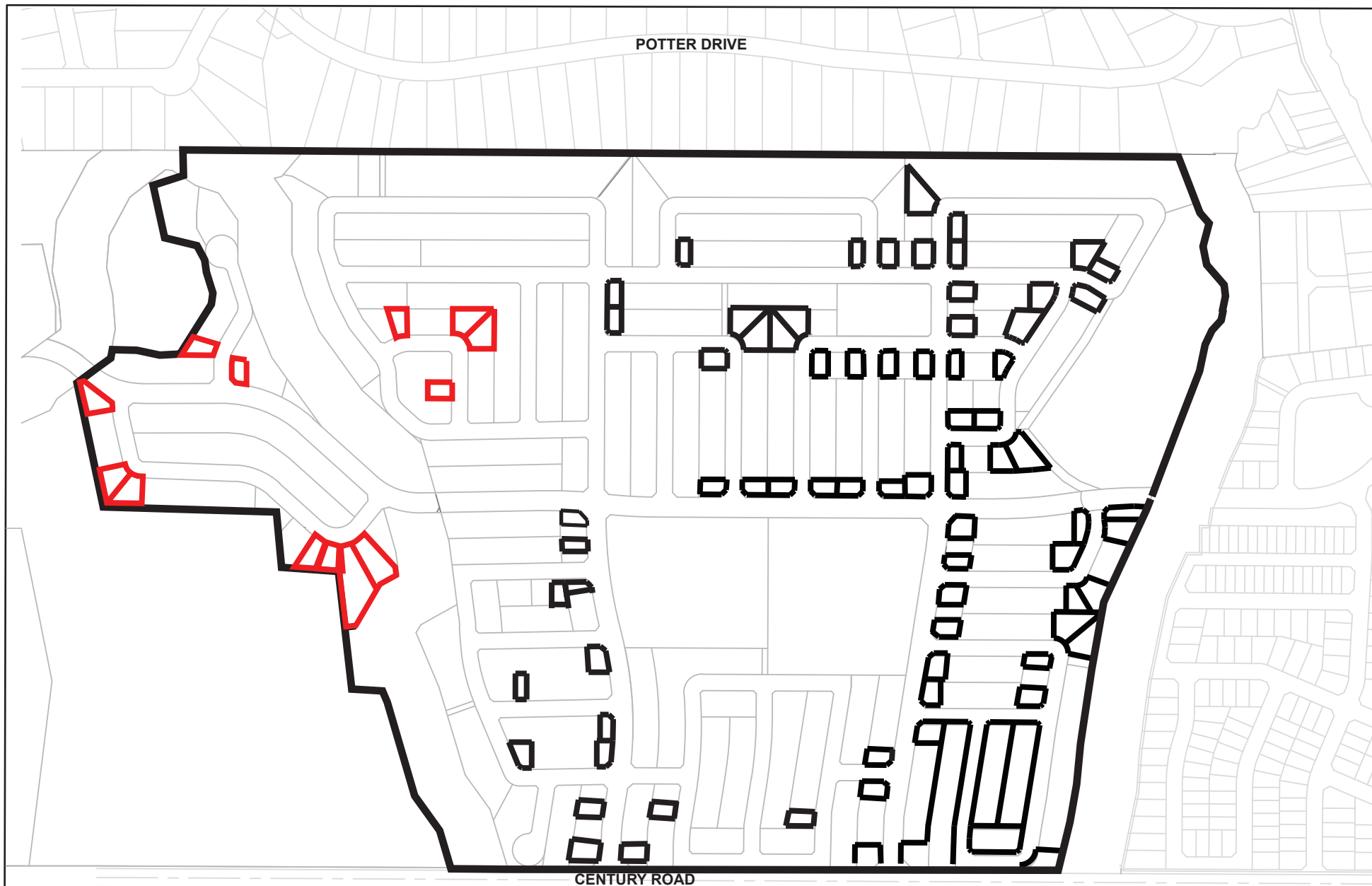
Prepared by WSP
November 2025

- Area A to be rezoned from DR1 to V1C[869r]
- Area B to be rezoned from DR1 to V1C[870r]
- Area C to be rezoned from DR1 to V3A[871r]
- Area D to be rezoned from DR1 to O1
- Area E to be rezoned from DR1 to EP
- Area F to be rezoned from DR1 to O1R

 Please note that these lands were previously
zoned V1C[869r] (By-law 2018-349)





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This is Schedule 404 to
Zoning By-law No. 2008-250

Prepared by WSP
November 2025

-  Current Schedule 404 Lots
-  Phase 4 Schedule 404 Lots

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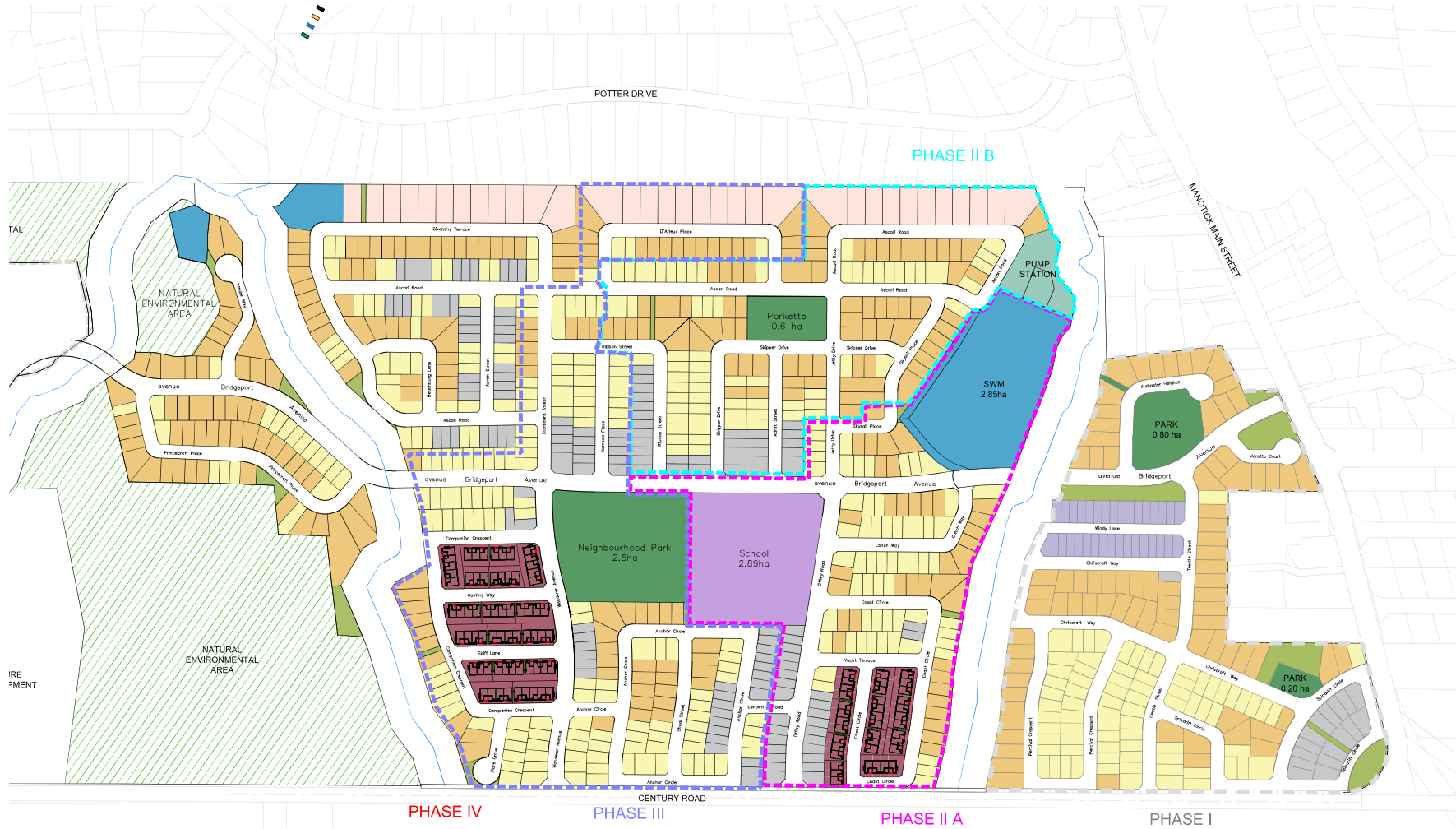


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APPENDIX

B

Mahogany Community Phases 1-4 Plan



scale | 1:2500

Legend

- 72' Single Detached
- 52' Single Detached
- 45' Single Detached
- 38' Single Detached
- Rear Access Single Detached
- Bungalow Towns
- Stormwater Management
- Park
- School

Unit Type	Stage 1	Stage 2A	Stage 2B	Stage 3	Stage 4	Stage 5A	Total							
Mixed Residential High Density	49	23%	65	40%	32	17%	111	38%	45	14%	340	24.3%		
Rear Lane Singles	32	15%	0	0%	0	0%	0	0%	0	0%	32	2.3%		
Bungalow Towns	0	0%	38	23%	0	0%	67	21%	0	0%	105	7.5%		
38' Singles	17	8%	27	17%	32	17%	44	14%	38	18%	45	14.5%		
Low/Medium Density	162	77%	98	60%	154	83%	205	65%	173	82%	268	84%	1060	75.7%
45' Singles	79	37%	61	37%	68	37%	134	42%	61	29%	160	51%	563	40.2%
52' Singles	83	39%	37	23%	75	40%	61	19%	100	47%	97	31%	453	32.4%
72' Singles	0	0%	0	0%	11	6%	10	3%	12	6%	11	4%	44	3.1%
Total	211		163		186		316		211		313		1400	

