



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 5497 Manotick Main Street

File No.: D07-12-21-0024

Date of Application: February 15, 2021

This SITE PLAN CONTROL application submitted by Ketan Dhawan of Olico Builders Inc., on behalf of 12213559 Canada Inc., is APPROVED.

Plans received:

1. **Site Plan New Work**, A1.2, prepared by Bryden Gibson Architects Incorporated, dated May 2024, revision 3 dated 18 December 2024.
2. **Underground Parking Floor Plan**, A2.1, prepared by Bryden Gibson Architects Incorporated, dated May 2024, revision 3 dated 18 December 2024.
3. **North & East Elevations**, A3.1, prepared by Bryden Gibson Architects Incorporated, dated May 2024, revision 3 dated 18 December 2024.
4. **South and West Elevations**, A3.12, prepared by Bryden Gibson Architects Incorporated, dated May 2024, revision 3 dated 18 December 2024.
5. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated November 2020, revision 17 dated November 12, 2024.
6. **Topographic Plan of Survey**, prepared by Annis, O'Sullivan, Vollebakk LTD., dated August 28, 2020.
7. **Siltation and Erosion Control Plan**, C100, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.
8. **Site Grading Plan**, C200, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.
9. **Site Servicing Plan**, C300, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.
10. **Existing Condition Drainage Plan**, C400, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.
11. **Proposed Condition Drainage Plan**, C401, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.
12. **Details**, C500, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.
13. **Details**, C501, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.

14. **Details**, C502, prepared by Tatham Engineering, dated July 2023, revision 5 dated December 2024.

And as detailed in the following reports:

1. **5497 Manotick Main Street Site Servicing & Stormwater Management Report**, prepared by Tatham Engineering, dated July 17, 2023, revision 5 December 12, 2024.
2. **Bridor Developments – 5497 Manotick Main Street Apartment Building Noise Impact Study – R4**, prepared by State of the Art Acoustik Inc., dated 2024 November 12.
3. **Environmental Impact Statement and Tree Conservation Report – Updated**, prepared by Muncaster Environmental Planning Inc., dated December 11, 2024.
4. **Traffic Impact Assessment Design Review – Version 2.1**, prepared by Castleglenn Consultants, dated December 2, 2021.
5. **Geotechnical Investigation**, Report PG5957-1, prepared by Paterson Group Inc., dated September 29, 2021.
6. **Geotechnical Memorandum**, File PG5957-MEMO.01, prepared by Paterson Group Inc., dated May 30, 2022.
7. **Slope Stability Assessment**, File 64913.01 – R01, prepared by GEMTEC, dated March 24, 2021.
8. **Groundwater Impact Assessment**, Report PH4593-1 REV.01, prepared by Paterson Group, dated October 17, 2022.
9. **Hydrogeological Risk Brief**, PH4593-LET.01, prepared by Paterson Group, dated October 17, 2022.
10. **Phase One Environmental Site Assessment**, Project No. 11462, prepared by AEL Environment, dated September 20, 2021.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

Letter of Undertaking Conditions

1. Lapsing of Approval

The Owner shall enter into this Scoped Site Plan Agreement and Letter of Undertaking, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign the Scoped Site Plan Agreement and Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

3. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

9. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in

this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

10. Development Charges

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

11. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in this Site Plan approval, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as

amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);

- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

12. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

13. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

14. Noise

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Bridor Developments – 5497 Manotick Main Street Apartment Building Noise Impact Study, revision 5 dated December 12, 2024, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;

- (c) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Bridor Developments – 5497 Manotick Main Street Apartment Building Noise Impact Study, revision 5 dated December 12, 2024. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the “Certification Letter”) stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

15. Slope Stability

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

16. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation, prepared by Paterson Group Inc. and dated September 29, 2021, and the Geotechnical Memorandum, prepared by Paterson Group Inc. and dated May 30, 2022, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

17. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City’s Sewer Use By-Law, being By-law No. 2003-514, as amended.

18. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Development and Building Services with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the

impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Manotick Main Street frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;

- (ii) obtain a legal survey acceptable to the General Manager, Planning, Development and Building Services and the City's Surveyor, showing the existing City Sewer System within Manotick Main Street and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System within Manotick Main Street prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
- (i) obtain a video inspection of the existing City Sewer System within Manotick Main Street to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Manotick Main Street and compensate the City for the full amount of any required repairs to the City Sewer System.

19. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced above. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced above.

20. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved 5497 Manotick Main Street Site Servicing and Stormwater Management Report, revision 5 dated December 12, 2024.. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

21. Private Storm Sewer Connection to Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

22. Site Light Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

23. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 217 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:

(i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):

- One hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than equal to five hectares.

Gross Land Area (GLA)	2168.56 m ²	
Net gain in residential units	28 units	
Development Type	Calculation	Conveyance Requirement (m ²)
Residential > 18 units/net hectare	28 units @ 10 m ² per residential unit, (Cash-in-lieu of Parkland) (280 m ²), not to exceed 10% of the gross lands area (217 m ²)	217 m ²
Total Conveyance Requirement		217 m ²

24. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Letter of Undertaking, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in financial schedules. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 21 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in financial schedules.

25. Replacement Trees in City's Right of Way

Prior to registration of this Agreement, the Owner acknowledges and agrees it shall pay the sum of \$3,414.57 to the City as compensation for the removal of one Norway Maple tree (Tree ID 8379569) located within the City's Right of Way along Manotick Main Street. Upon receipt of compensation, the Director of Parks, Maintenance, and Forestry Services or their designate will provide the Owner with written approval, at which time the Owner may make arrangements with a contractor to remove the said Norway Maple, at the Owner's expense.

26. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved North & East Elevations, A3.1 and South and West Elevations, A3.12, revision 3 dated December 18, 2024. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development

and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement is required.

27. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

28. Snow Storage

The Owner acknowledges and agrees that no snow storage will occur on the property and that all snow must be removed off-site to an approved commercial snow disposal facility.

29. Watercourse Setback

The Owner acknowledges and agrees that a different watercourse setback, where two permitted projections in the form of private amenity space encroaches into the 30 metre setback by approximately 1.7 metres as shown on the approved Site Plan New Work, A1.2.

30. Canada Post

The Owner acknowledges and agrees that in accordance with Canada Post Corporation, the residential development will receive mail delivery to a centralized mail facility via lock box assembly or mailroom, with parcels lockers. Furthermore, the Owner acknowledges and agrees that the centralized mail facility is to be supplied and installed at the owner's expense, and the centralized mail facility is to be installed in accordance with Canada Post Standards.

31. Bell Canada

The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca

during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

32. Ottawa-Carleton District School Board

The Owner acknowledges and agrees to inform prospective tenants that school accommodation pressures exist in Ottawa-Carleton District School Board schools designated to serve this development which are currently being addressed by the utilization of portable classrooms and/or directing students to schools outside their community.

Scoped Site Plan Agreement General Conditions

1. Notice on Title – On-site Parking

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the unit being sold/rented may not be provided with any on-site parking. Should the purchaser/lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to address their parking may need to be made to address their parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk."

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

2. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner’s expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

Ending Paragraph

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

3. **Notice on Title – Below Grade Parking Areas and Depressed Driveways**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner’s expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

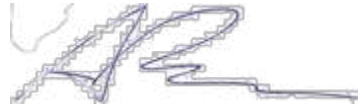
“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The purchaser/lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding

claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

11 April 2025

Date



Adam Brown
Manager, Development Review Rural,
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0024

SITE LOCATION

5497 Manotick Main Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- A Site Plan Control application has been received to redevelop the subject property; this will include demolishing the existing structure currently occupying the site.
- The development proposed to construct a 3-storey residential building, which is to contain 28 rental units. The residential apartment building will have a total building footprint of 3,004.18 square metres according to all three floors. The intention of the Site Plan Control application is to re-develop the subject property; this will include demolition the existing structure currently occupying the site. Adjacent lands to the subject property consist of both commercial and residential land uses.
- The subject property is located north of Manotick Main Street, approximately 100 metres northwest of the intersection of Manotick Main Street and Bridge Street. The irregular shaped lot has area of 0.22 hectares, and approximately 27 metres of frontage along Manotick Main Street. The subject property is adjacent to the Rideau River, a designated UNESCO World Heritage site. Furthermore, the property is located on the City Official Plan Schedule *C15 – Environmental Constraints*, located within Flood Plan boundaries and Unstable Slopes, both of which are characteristics which influenced the site and buildings' design.
- In addition to the physical characteristics of the site, the building design was also influenced by recommendations provided following the Urban Design Review Panel, with final design utilizing more robust base material in keeping with similar projects in the vicinity. Further discussions with the City's Urban Design team recommended the proposed development interact and engage with Manotick Main Street by locating the building closer to the street.
- The development will include both surface and underground parking, 28 parking spaces will be provided in total. Six (6) surface parking spaces will be provided in the front of the property, including one (1) accessible parking space, and 22 parking spaces will be provided in an underground parking garage. The parking garage will be located in the north side of the property, with direct access from Manotick Mainstreet. In addition, 15 bicycle parking spaces will be located in the underground parking garage as part of the development.

- The redevelopment of the site will include the addition of front yard landscaping to compliment both the existing planting and contributing to the streetscape in the village core. Furthermore, a combination of trees and lower plantings will provide a vegetated buffer from the surface parking, enhancing the streetscape along Manotick Main Street. Best management practices will be implemented to ensure the proposed development does not negatively impact the Rideau River, both during the construction and operation of the residential development.
- The services proposed for the site consist of water supply, sanitary, and fire protection and are to be provided from the City's municipal water system. The proposed building will be serviced with a 50 mm diameter water service, connected to the existing municipal watermain on Manotick Mainstreet. Stormwater management will consist of utilizing existing topography of the site as much as possible to maintain existing drainage patterns, while safely conveying stormwater runoff overland including use of an underground storage system and an oil-grit separator.
- The number of minimum parking spaces was reduced through a Minor Variance application to allow the development to engage with Manotick Main Street.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	28

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-21-0150
- Minor Variance – D08-02-24/A-00282

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject property is designated Village Core as per Schedule B9- Rural Transect of the Official Plan. Residential uses are permitted within the Village Core designation, the form and scale are subject by the available servicing methods. As municipal servicing will be adequate to service the proposed development, the residential development is permitted as per the Official Plan.
- The proposed re-development of the subject property meets the intent of the Village of Manotick Secondary Plan. The subject property is designated Village Core and within the Main Street Character Area. Although residential uses only are not permitted in this character area, an Area-Specific Policy (policy 9.2) to permit residential only uses and front yard parking on three properties on the edge of the Main Street Character Area, including the subject property (5497 Manotick Main Street) was incorporated into the Secondary Plan.

- As per Section 2.2 (4) of the Secondary Plan, the re-development of the subject property respects the Rideau River as a designated UNESCO World Heritage site.
- The development is in conformity with the Zoning By-law. The subject property is zoned VM9[937r] – Village Mixed-Use Subzone 9, rural exception 937. As apartment dwelling, low rise is a prohibited land use in the VM9 zone, a rural exception was required to permit the proposed development. On February 7, 2024, a site-specific Zoning By-law for the application D02-02-21-0150 was approved at Council to permit an apartment dwelling as a permitted use on the subject property. In addition, the Zoning By-law amendment added the following exception provisions:
 - Minimum front yard setback: 3m
 - Maximum height: 12.6m
 - Minimum landscape buffer for a parking lot abutting a street: 1.3m.
- A minor variance was also granted for the proposed development, to reduce the number of required parking spaces for both resident and visitor parking. The proposed development, as per the Zoning By-law would require 28 parking spaces and 5.6 (6) visitor parking spaces. On December 10, 2024, the Committee of Adjustment granted a minor variance for the application D08-02-24/A-00282 to permit 25 resident parking spaces and three (3) visitor parking spaces.
- The condition of approval regarding the snow storage (condition number 29) has been modified due to the site design layout and the physical characteristics on the subject property. Given no snow storage is permitted within fifteen (15) metres from the top of the watercourse bank, there is very limited space on the site to adequately store snow once removed from the surface parking and private approach. As such, no storage is to occur on-site, and all snow removed from the site must be stored at an approved commercial snow disposal facility.

Condition number 30 was also modified to address the watercourse setback. As per the clause 3 in Section 69 of the Zoning By-law, the watercourse setback can be established through conditions of approval for development that is subject to Site Plan Control. The alternate watercourse setback has been determined appropriate as the watercourse setback will be enhanced with native vegetation and no structure footprint will be within the 30-metre watercourse setback.

The remaining conditions of approval ensures the proposed development is consistent with City of Ottawa policy.

- The proposed development represents good planning by proposing uses that are permitted under the current zoning requirements. In addition, the proposed development contributes to a broad range of housing in the Village of Manotick, while balancing the desire to contribute to a lively pedestrian-oriented main street and complement the Rideau River.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on March 3, 2023.

The Panel's recommendations from the formal review meeting are:

Key Recommendations

- The Panel appreciates and encourages the Applicant's attempts to preserve existing trees on-site.
- The Panel appreciates the addition of diverse housing options to the community.
- The Panel recommends the Applicant incorporate a more robust base material for the building in keeping with similar projects in the vicinity.

Site Design and Public Realm

- The Panel is concerned with the approach to on-site parking and open ramp garage access abutting Manotick Main Street. The Panel recommends the following:
 - Reduce surface parking abutting Manotick Main Street.
 - Incorporate the garage access ramp into the building.
 - If feasible, shift the driveway location south to allow for additional tree retention.
- The Panel also noted the impacts of the parking area on the proposed ground floor unit and suggested that if the condition is to remain, some form of landscape buffer should be provided between a parking area and the residential unit.
- The Panel encouraged the Applicant to explore how the public realm connection could be bolstered on-site with a wider sidewalk and generous landscaping.
- The Panel encouraged the Applicant to explore the potential for outdoor amenity space at the rear or on the roof of the building. If outdoor amenity is provided at the rear of the building the means of access should be clarified to ensure minimal conflict with the abutting private residential terrace.

Sustainability

- The Panel encourage the Applicant to bolster sustainability efforts through site and building design. The following suggestions were made to address this concern:
 - Consider a green roof on the building, white roof at a minimum.
 - Consider porous paving material to manage stormwater run-off from the amount of hardscape proposed.

Built Form and Architecture

- The Panel is concerned with the built form relationship to Manotick Main Street, and the interior side yard relationships as proposed.

- To address these concerns, the Panel recommended elongating the building (east/west) while reducing the width (north/south) to provide a stronger relationship to the street while increasing the side yard separation distances.
- The Panel encourages an alternative architectural response to the rear façade to address the natural dynamism and opportunity afforded by a waterfront site.
- The Panel recommended a redistribution of the stone treatment to the ground floor instead of the columns to help ground the building.
- The Panel recommended simplifying the cornice and key stone feature to respond to some of the more contemporary elements proposed.
- The Panel recommended that the materiality be carefully reviewed to ensure longevity.
- The Panel was concerned about potential venting for the parking garage on the rear façade and encouraged the Applicant to explore alternative.

The Panel was successful in aiding in the implementation of the following:
Many of the recommendations from the URDP were implemented into the proposed development. Special attention should be drawn to the following implemented recommendations:

- The building form has been redesigned to better address Manotick Main Street:
 - Surface parking spaces have been removed and/or relocated to the underground parking garage to bring the building closer to the main street.
 - The main access to the garbage room was removed from the front of the building and relocated to the side.
- The living area and bedrooms were further recessed into the building of all side units to allow provide greater side yard setbacks from future development on adjacent properties.

CONSULTATION DETAILS

Councillor's Comments

Councillor David Brown is aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Public comments were received concerning the aspects of the proposed development, including site servicing, building design and layout, pedestrian safety and traffic, and environmental protection and landscaping.

Timing of the development was also raised as public comment, noting that a long timeframe to complete the proposed development would not be beneficial to the community, nor to Manotick Main Street.

City Response: Throughout the Site Plan Control application, the proposed development went through multiple rounds of review to ensure the development was compatible with City of Ottawa policy. A site servicing and stormwater management report was submitted as part of the application to ensure the proposed residential building could be adequately serviced by the municipal water supply and sanitary sewer system. The proposed development was subject to the Urban Design Review Panel (UDRP), where the design of the building, including but not limited to the building layout and the architectural elements such as the building façade and materials were reviewed to promote design excellence and ensure the building would fit in and complement the rural village characteristic along Manotick Main Street. To create an accessible private approach, the application has been designed with one private approach off Manotick Main Street. The surface parking is to be screened by a natural vegetated buffer. No amenity space has been proposed in the rear yard of the subject property except for two single benches and upper-level balconies. No structural footprint will be included in the watercourse setback as the setback is to maintain to be naturalized to respect the Rideau River's designation of a UNESCO World Heritage Site and protecting the natural wildlife habitat.

Public comments were also received in support of the proposed development, sharing the opinion that the residential development would be well received by residents in the village who wish to downsize into a smaller apartment building, but remain in the village.

City Response: Thank you for your comments in relation to the development application for 5497 Manotick Main Street, your comments will be considered during the review of the application.

Technical Agency/Public Body Comments

Summary of Comments –Technical

The Rideau Valley Conservation Authority (RVCA) had concerns regarding the proposed amenity space in the rear of the property during the early stages of the application noting, an erosion hazard setback limit of 8 metres. Furthermore, it was recommended that the amenity area should be reduced in scale, to improve setback from the river, and the use of permeable paving material to reduce impacts on the slope.

Response to Comments –Technical

The RVCA's concern was addressed as the amenity space in the rear of the property was removed. Instead of an amenity space, two space benches are proposed close to the proposed building. The rear yard is now planned to be maintained as a naturalized area, where best management practices will be implemented with respect to sediment and erosion control, stormwater management, noise, dust and limit during the construction and operation of the proposed development.

Summary of Comments –Technical

The Ottawa-Carleton District School Board submitted review feedback noting the organization was concerned with the proposed development but does not have legal grounds to object to the development application. In addition, the organization included a

condition for Site Plan approval which addressed their concerns regarding school accommodation pressures in the Ottawa-Carleton District School Board.

City Response: The proposed condition for Site Plan approval has been added into the Delegated Authority Report.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The application was not processed within the timeframe due to the complexity of the issues associated with the proposed development. Such issues included a number of review comments from submission number one and resubmission number two, all review comments were required to be addressed prior to Site Plan Control approval. Formal review comments from the second review were sent on March 01, 2023. With significant review comments still needing to be addressed, the application was placed hold while the applicant revised the plans and reports. As the application was pending, the applicant continued to re-submit material to address the review comments. In August 2024, the City received a re-submission where the building footprint was received. Due to the significant nature of the redesign, the application was internally circulated three more rounds until the application sufficiently addressed all review comments.

Contact: Sarah McCormick Tel: 613-580-2424, ext. Insert ext. 24487 or e-mail: Sarah.McCormick@ottawa.ca

Document 1 – Location Map

