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1185 Beaverwood Road

Planning Rationale



**1185 Beaverwood Road
Ottawa, Ontario**

Planning Rationale

**in Support of Site Plan Control
and Major Rezoning Applications**

Prepared By:

NOVATECH

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July 21, 2022

Novatech File: 121184
Ref: R-2022-068

July 21, 2022

City of Ottawa
Planning, Real Estate and Economic Development Department
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Sarah McCormick, Planner II

**Reference: 1185 Beaverwood Road
Major Rezoning and Site Plan Control Application
Our File No.: 121184**

Dear Ms. McCormick,

The following Planning Rationale has been prepared in support of Major Rezoning and Site Plan Control applications to facilitate the development of a three-storey low-rise apartment dwelling on the property municipally known as 1185 Beaverwood Road.

Based on the findings of this Planning Rationale, the Major Rezoning and Site Plan Control applications are consistent with the Provincial Policy Statement, conform to the policies of the in-force City of Ottawa Official Plan and the New Official Plan, conform to the policies of the Village of Manotick Secondary Plan, establish an appropriate zone, are appropriate for the development of the property, and represent good land use planning.

If you have any questions or comments regarding this Planning Rationale, please feel free to contact Murray Chown or the undersigned.

Yours truly,

NOVATECH



Jeffrey Kelly, MCIP RPP
Project Planner

Table of Contents

1.0 INTRODUCTION & CONTEXT..... 1

 1.1 Purpose1

 1.2 Site Description and Location2

 1.3 Surrounding Uses2

 1.4 Transportation Network.....3

2.0 PROPOSED DEVELOPMENT 4

3.0 PROVINCIAL POLICY STATEMENT 5

4.0 CITY OF OTTAWA OFFICIAL PLAN (2003)..... 7

 4.1 Village Designation7

 4.2 Designing Ottawa10

 4.3 Urban Design and Compatibility.....11

 4.4 Patterns of Growth.....14

5.0 CITY OF OTTAWA OFFICIAL PLAN (2021).....15

 5.1 Village Core Designation.....16

 5.2 Designating Land for Growth17

6.0 REVIEW OF DEVELOPMENT APPLICATIONS17

7.0 VILLAGE OF MANOTICK SECONDARY PLAN.....20

8.0 ZONING BY-LAW 2008-25024

 8.1 Required Site-Specific Provisions25

 8.1.1 Lot Area..... 25

 8.1.2 Front and Corner Side Yard Setback 26

 8.2 Summary of Site-Specific Provisions.....27

9.0 PUBLIC CONSULTATION STRATEGY.....27

 9.1 Prior to Submission.....27

 9.2 Virtual Open House.....27

10.0 CONCLUSION28

Appendices

Appendix A. Site Plan.

1.0 INTRODUCTION & CONTEXT

1.1 Purpose

Novatech has prepared this Planning Rationale in support of Major Rezoning and Site Plan Control applications to facilitate the development of a three-storey low-rise apartment dwelling on the property municipally known as 1185 Beaverwood Road (“Subject Property”), in the City of Ottawa (Figure 1).

This Planning Rationale will demonstrate that the proposed Major Rezoning and Site Plan Control application:

- Is consistent with the Provincial Policy Statement;
- Conforms to the in-force City of Ottawa Official Plan;
- Conforms to the City of Ottawa new Official Plan;
- Conforms to the Village of Manotick Secondary Plan
- Establishes an appropriate zone;
- Is appropriate for the development of the property

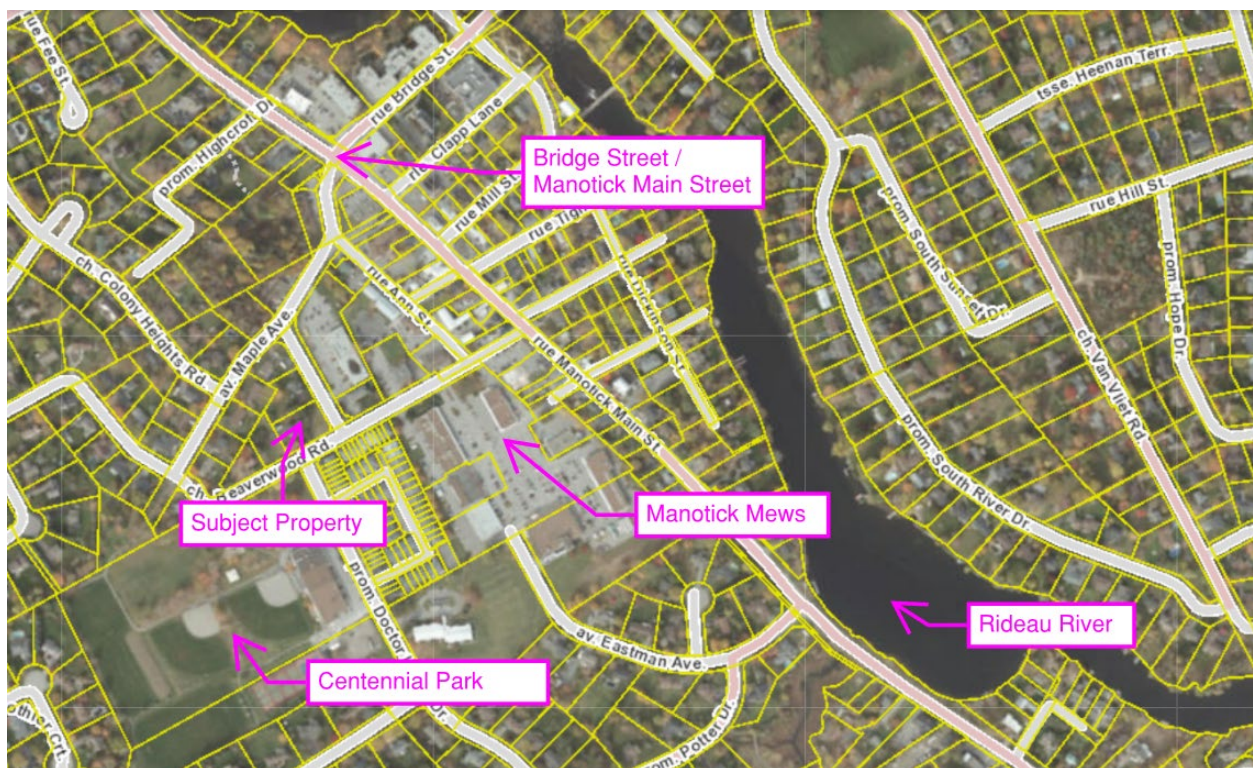


Figure 1: Subject Property

1.2 Site Description and Location

The Subject Property is a corner lot located in Ward 21 (Rideau-Goulbourn) in the City of Ottawa. The Subject Property is located in the Village of Manotick, on the west side of Scharfield Road and the north side of Beaverwood Road. The lot is approximately 2,350 m² in size, with approximately 34.1 metres of frontage on Scharfield, and approximately 52.6 metres of frontage on Beaverwood. Scharfield Road is the front lot line. Beaverwood Road is the corner side lot line.

The Subject Property is legally described as:

Part of Block C, Plan 771, Parts 1 and 2 of Plan 5R3591 In the City of Ottawa

The Subject Property is currently occupied with a detached dwelling and is zoned Village First Density Residential Subzone P (V1P) in the City of Ottawa Zoning By-law 2008-250 (Figure 2).



Figure 2. Zoning of Subject Property

1.3 Surrounding Uses

For the purpose of this Planning Rationale, Scharfield is to be treated as a north-south road.

North: To the north of the Subject Property is a detached dwelling. It should be noted that the properties to the north are identified for development with low-rise apartment dwellings in the Village of Manotick Secondary Plan. This planning rationale will review the policies of the Village of Manotick Secondary Plan.

West: To the west of the Subject Property is a residential lot with a detached dwelling under construction.

South: To the south of the Subject Property, across from Beaverwood Road, are townhouses that were constructed in 2002.

East: To the east of the Subject Property, across from Scharfield Road, are commercial uses. Immediately to the east of the Subject Property is the Village of Manotick Animal Hospital. A variety of commercial uses and the Manotick Mews shopping plaza are located to the east and southeast of the Subject Property. Further east, there are many commercial amenities along Manotick Main Street.

1.4 Transportation Network

Beaverwood Road and Scharfield Road are identified on Schedule H of the in-force Official Plan as local roads. Local roads are defined in the in-force Official Plan as:

Local roads are found within communities and distribute traffic from arterial and collector streets to individual properties, typically over short distances. Local roads, to varying degrees, also serve a collector road function by distributing traffic between collector streets and other local streets.

The Subject Property is a short distance from Manotick Main Street (3 minute walk), which is an arterial road.

There is a bus stop located adjacent to the Subject Property that will need to be relocated through this development application. The adjacent bus stop is serviced by Route 299 provides limited weekday morning service to Hurdman Station. The Subject Property has access to the 176 Bus Route on Beaverwood Road. The 176 Bus route provides weekday morning and evening service to Barrhaven Center. The OC Transpo Bus Route map is shown on Figure 3.

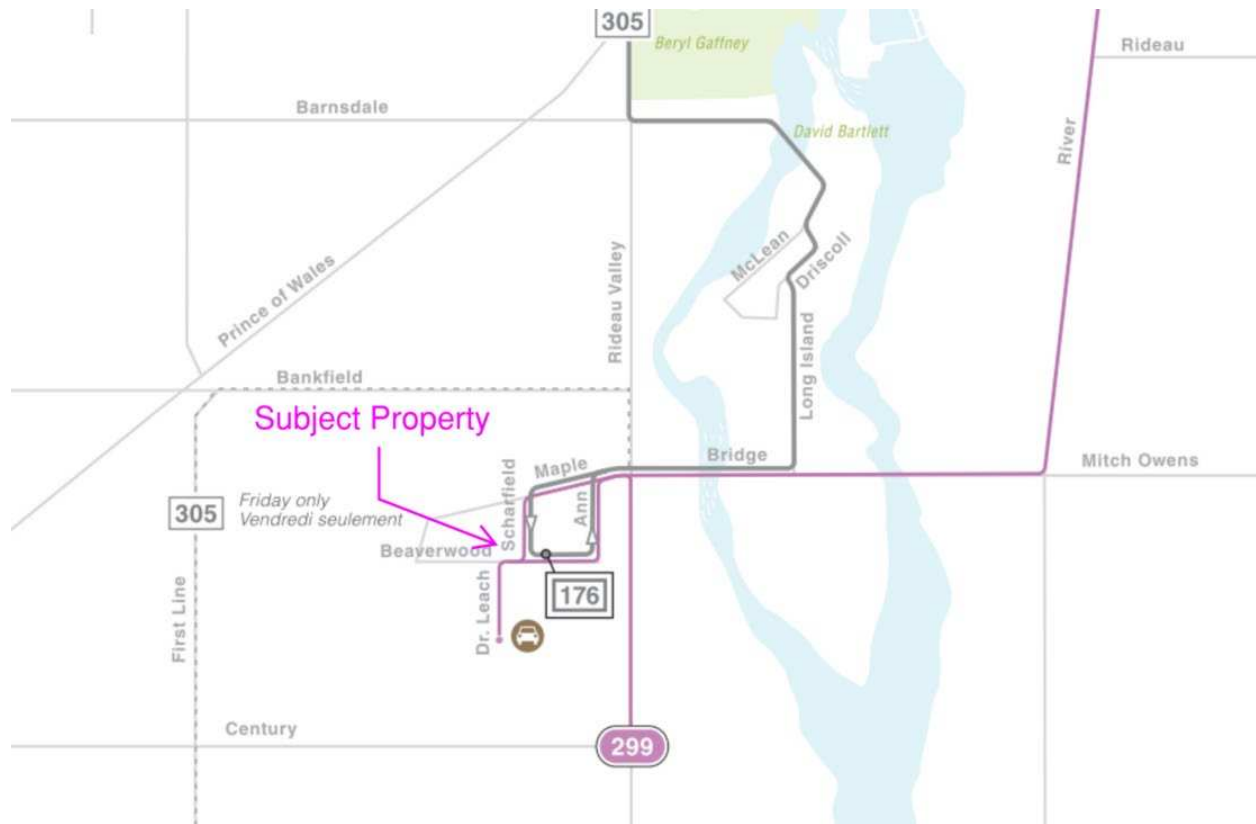


Figure 3. OC Transpo Bus Route Map

2.0 PROPOSED DEVELOPMENT

The proposed development is a three-storey low-rise apartment dwelling. A total of twenty-seven residential dwelling units are proposed. Five at-grade visitor parking spaces for the proposed development are located off of the drive-aisle leading to the underground parking garage. Twenty-nine resident parking spaces are proposed within the underground parking garage. The Site Plan is shown on Figure 4.

Pedestrian access to the site is located off of Scharfield Road. Vehicular access to the site is located off of Scharfield Road.

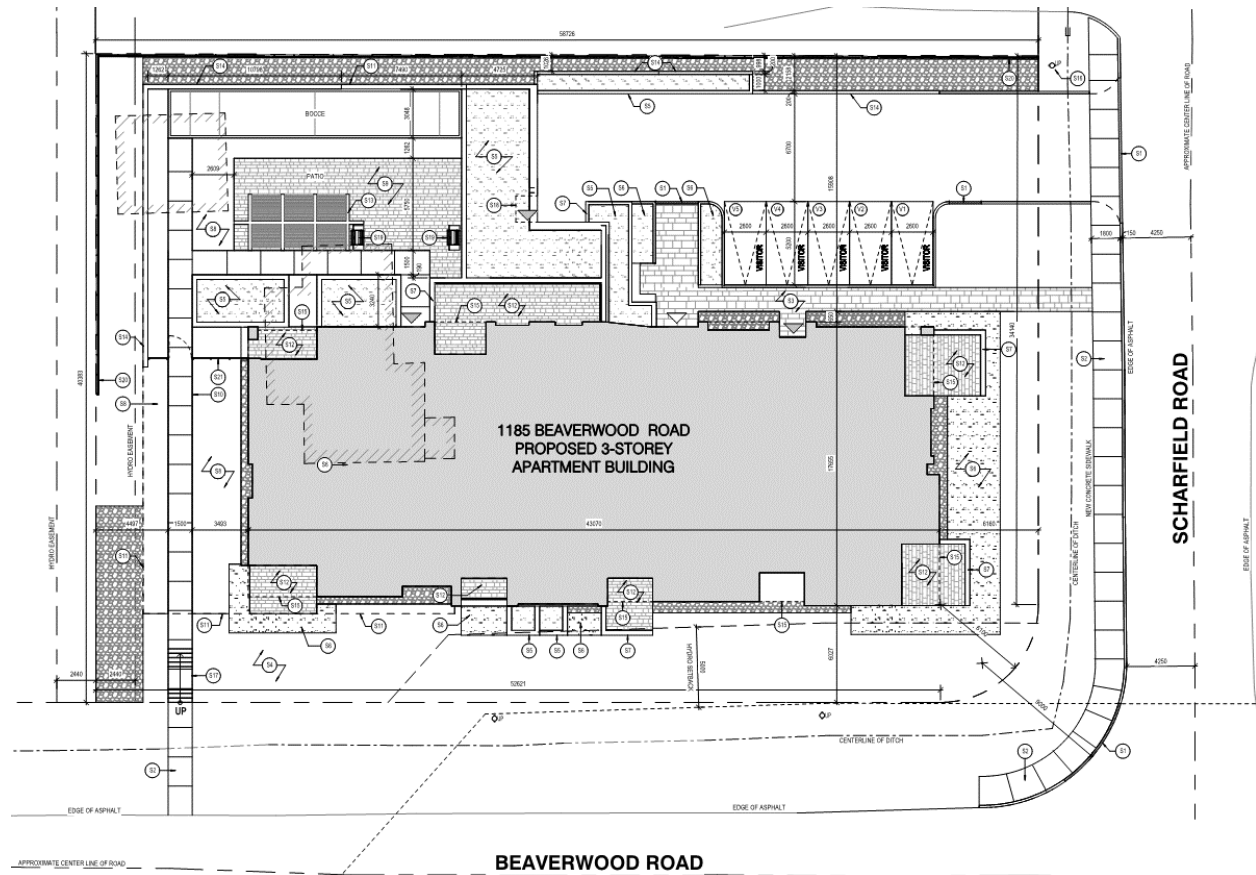


Figure 4. Site Plan

3.0 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. This section will discuss relevant policies of the PPS.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

The proposed development supports an appropriate range and mix of residential uses to meet the long-term needs of residents in the village of Manotick. The proposal also promotes cost-effective development patterns by intensifying lands within the village boundary, minimizing land consumption and municipal servicing costs.

The Village of Manotick is a *Rural Settlement Area* in the PPS. Section 1.1.3 of the PPS details the policies related to Settlement Areas.

Section 1.1.3.1 of the PPS states that, "settlement areas shall be the focus of growth and development". More specifically, Section 1.1.3.2 states that land use patterns within settlement areas shall be based on:

densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *Prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed;
and
- g) *are freight-supportive.*

The proposed development is within a settlement area and promotes the efficient use of land, resources, infrastructure, municipal services and public facilities. The proposed development will contribute to an appropriate range and mix of housing options and densities that efficiently use land.

Section 1.1.4 of the PPS details the policies related to Rural Areas in Municipalities.

Section 1.1.4.2 of the PPS states that "In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted".

The proposed development directs growth and regeneration to a rural settlement area.

Section 1.1.4.3 of the PPS states: "When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels."

The proposed development has been designed to reflect the character of the Village of Manotick. The proposed development can be adequately serviced.

The proposal represents appropriate intensification a Rural Settlement Area and is consistent with the Provincial Policy Statement.

4.0 CITY OF OTTAWA OFFICIAL PLAN (2003)

4.1 Village Designation

The Subject Property is designated Village on Schedule A of the City of Ottawa Official Plan (OP) (Figure 5).

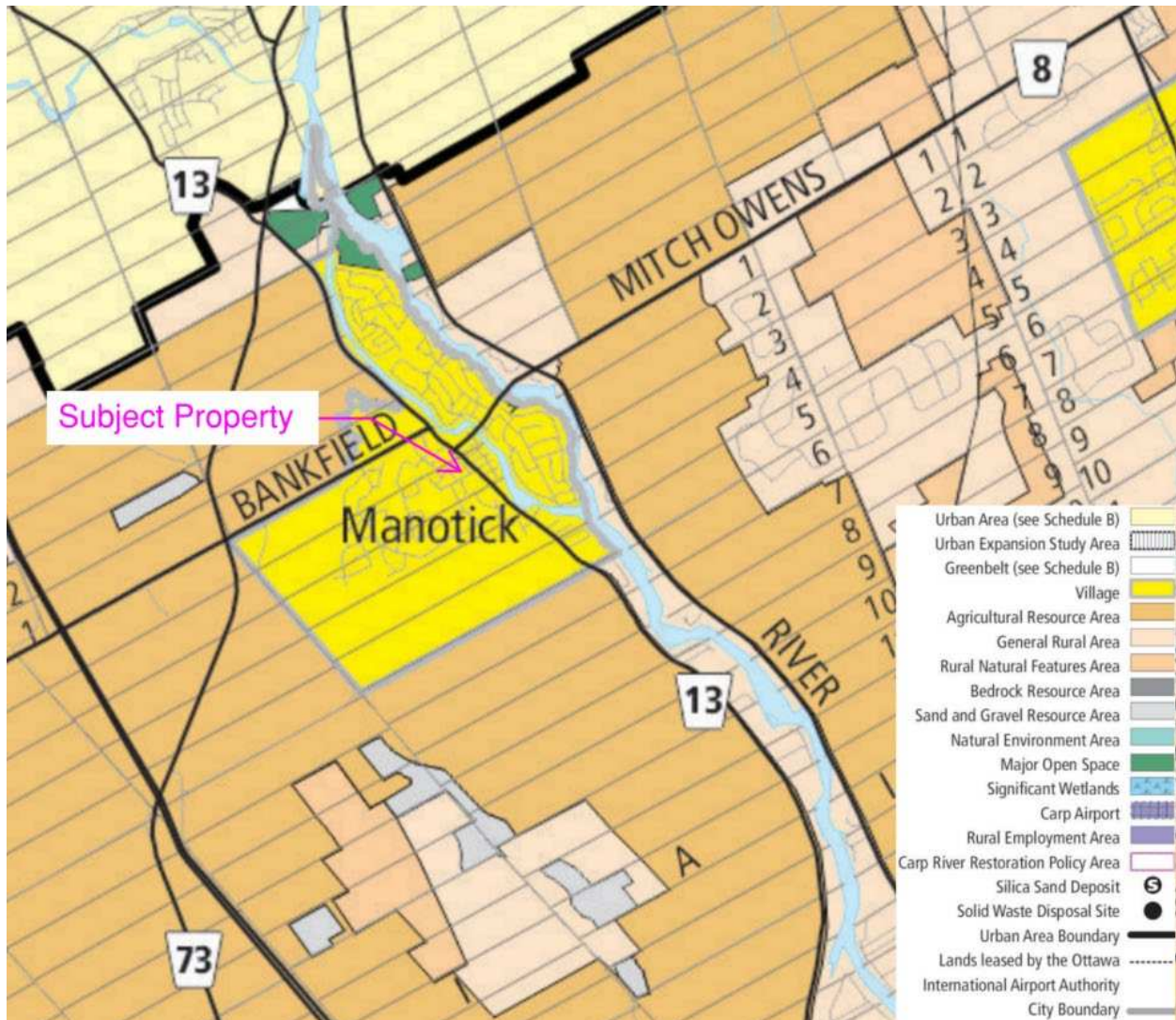


Figure 5. Schedule A – Rural Policy Plan, City of Ottawa Official Plan

Section 3.7.1 of the City of Ottawa Official Plan details the policies related to Villages. Villages are defined in the Official Plan as follows:

There are 26 Villages, scattered throughout the city’s rural area, identified on Schedule A. These Villages will continue to vary in size and character. Villages play a significant historical role: they typically developed at the junctions of major roads and railways where they could efficiently provide retail, educational and other services to the surrounding rural

communities. Development in villages traditionally occurred on smaller lots serviced by private wells and septic systems. Today a number of the villages support development on full or partial municipal services.

The Subject Property is serviced with municipal water, wastewater, and storm services.

Many of the larger Villages that have historically functioned as service centres for the surrounding rural areas will continue to do so. In these Villages, the City will encourage the delivery of municipal and community programmes and facilities, the development of residential uses in a variety of forms and modest employment opportunities, in the form of commercial, tourism and small-scale industrial development. Preservation of these villages and their traditional functions is critical to the continued vitality of the rural area. Large and medium scaled villages contain the majority of new housing in the rural area. Development in smaller villages may continue to develop at modest levels.

The Official Plan describes Villages as an area to focus residential and commercial growth to support the rural area. Where available, development in villages should connect to municipal services.

Policy 4 of Section 3.7.1 states:

4. *The intensity and distribution of land uses within a Village will be determined in the context of:*
 - a) Any plan for the Village contained in Volume 2, or a community design plan where such a plan has been undertaken;
 - b) The ability to support development on private water and wastewater services or on municipal services where such exist

Section 6 of this Planning Rationale will discuss the Village of Manotick Secondary Plan. The Village of Manotick does not have a Community Design Plan.

Policy 7 of Section 3.7.1 details the permitted uses within the Village designation:

7. Permitted uses will include: residential and retail and commercial service facilities of up to 10,000 square metres gross leasable floor area, restaurants, offices and personal service establishments light industrial uses, institutional uses such as schools, community meeting and recreational buildings and facilities, places of worship, and public open space. Notwithstanding this limit, the Manotick Mews, as identified in the Manotick Secondary Plan, may accommodate up to 11,000 square metres gross leasable area

Policy 7 permits residential uses within the Village designation.

Policy 10 of Section 3.7.1 details the policies related to housing in the Village designation.

10. A wide range of housing forms to meet the needs of the Village's population will be permitted in Villages. The form and scale of development will be limited by the available servicing methods and subject to the policies of Section 4.4 on water and wastewater

servicing. Where new lots are proposed for residential purposes that rely upon private services, the minimum lot size shall be 0.4ha.

The proposed development introduces a low-rise apartment dwelling to meet the needs of the Village of Manotick's population. The proposed development will be connected to municipal services.

Policy 12 of Section 3.7.1 details the policies related to the review of development applications within the Village designation.

12. When reviewing development applications, the City will consider:

a) The relevant provisions of the village secondary plan or community design plan;

The Village Secondary Plan Policies will be reviewed in Section 6 of this Planning Rationale.

b) Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;

Section 2.5.1 of the Official Plan will be addressed in Section 4.2 of this Planning Rationale. Section 4.11 of the Official Plan will be addressed in Section 4.3 of this Planning Rationale.

d) Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;

The proposed development is located on the corner of two local roads. Parking for the proposed development exceeds the requirements of the Zoning By-law. A Transportation Impact Assessment is not required for this submission.

e) How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;

The proposed development animates the frontage of Beaverwood and Scharfield with landscaping and trees, contributing to a positive pedestrian environment. A sidewalk will be constructed along Scharfield across the frontage of the Subject Property. Parking is located at grade, and below grade, and exceeds the requirement of the Zoning By-law. Bicycle parking will exceed the requirements of the Zoning By-law.

f) How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;

The proposed development has been designed to act as a transition from the commercial uses to the east, and the residential uses to the west. The use of brick and stone respects the traditional materiality of the neighborhood to the west.

- g) *The extent to which greenspace targets in Section 2.5.4 are met;*

The policies of Section 2.5.4 apply to the entire Village of Manotick, and do not apply to individual properties.

- j) *The demand that the use will raise to extend Public Service Areas or expand capacity in public water and wastewater services; and*

The proposed development is adequately supported by municipal water and wastewater services.

- k) *Any other applicable policies found within the Official Plan related to development review.*

This Planning Rationale provides details on relevant Official Plan policies as they relate to the development of the Subject Property.

4.2 Designing Ottawa

Section 2.5.1 of the City of Ottawa Official Plan speaks to how the City intends to influence the built environment as the city matures and evolves. The City of Ottawa implements community design through policy 1 of Section 2.5.1.

1. *In the preparation of community design plans, the review of development applications, studies, other plans and public works undertaken by the City, the Design Objectives set out above will apply, as applicable. Proponents of new development or redevelopment will also be required to demonstrate how their proposal addresses the Design Objectives.*

The City's design objectives for implementing urban design and achieving compatibility are outlined in this section.

1. *To enhance the sense of community by creating and maintaining places with their own distinct identity.*

The proposed building is designed to include architectural gestures, materials and colors which provide visual interest. The development serves as a transition between the commercial uses to the east, and the residential uses to the west.

2. *To define quality public and private spaces through development.*

The principle entrance, and the at-grade glazing of the proposed building create an inviting street-oriented building form which clearly defines the private and public realm. Private amenity areas, in the form of patios and balconies, are proposed to meet the leisure needs of residents. A communal amenity area is provided in the generous greenspace in the rear of the building.

3. *To create places that are safe, accessible and are easy to get to, and move through.*

Vehicular access to the parking area will be from Scharfield Road. The proposed development has been designed with private amenity space that promotes visibility, improving safety and accessibility. Balconies help animate Beaverwood Road and Scharfield Road.

4. *To ensure that new development respects the character of existing areas.*

The proposed development is consistent with the planned function of the area. With regard to massing and scale, the proposal is consistent with planned development in the area as outlined in the Village of Manotick Secondary Plan.

5. *To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.*

The proposed development contributes to a variety of housing options in the area. The proposed development will appeal to a variety of potential residents. Given the proposed developments proximity to commercial uses along Manotick Main Street and Manotick Mews, the proposed density is appropriate and will help to meet the needs of future residents.

6. *To understand and respect natural processes and features in development design.*

A Tree Conservation Report and a Landscape Plan have been prepared in support of the Minor Rezoning and Site Plan Control applications for the Subject Property. These items will be discussed in a later section of this report.

7. *To maximize energy-efficiency and promote sustainable design to reduce resource consumption, energy use, and carbon footprint of the built environment.*

The proposed development includes a compact, inclusive and higher density form of housing, which efficiently utilizes energy and land. The proposed development supports a compatible and desirable built form.

4.3 Urban Design and Compatibility

Section 4.11 of the City of Ottawa Official Plan details the policies related to urban design and compatibility. The purpose of the policies of Section 4.11 is to detail the requirements for high quality urban design in all parts of the city.

Policy 1 of Section 4.11 details the requirement for a design brief.

1. *A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:*
 - a) *The provisions of this Plan that affect the design of a site or building;*
 - b) *Design Guideline(s) approved by Council that apply to the area or type of development; and*

c) *The design provisions of a community design plan or secondary plan. [Amendment #150, LPAT July 19, 2019]*

The requirements of a design brief have been incorporated into this Planning Rationale. Urban design and compatibility have regard for the following matters.

Views:

The policies related to the protection of views (Parliament, Beechwood Cemetery, Tommy Douglas Memorial Park, Poet’s Hill) do not apply to the Subject Property. The proposed development has been designed to conform to the maximum height provisions of the proposed Village Residential Third Density Zone as well as the maximum permitted height policies in the Village of Manotick Secondary Plan. A cross section of the building is shown on Figure 6.

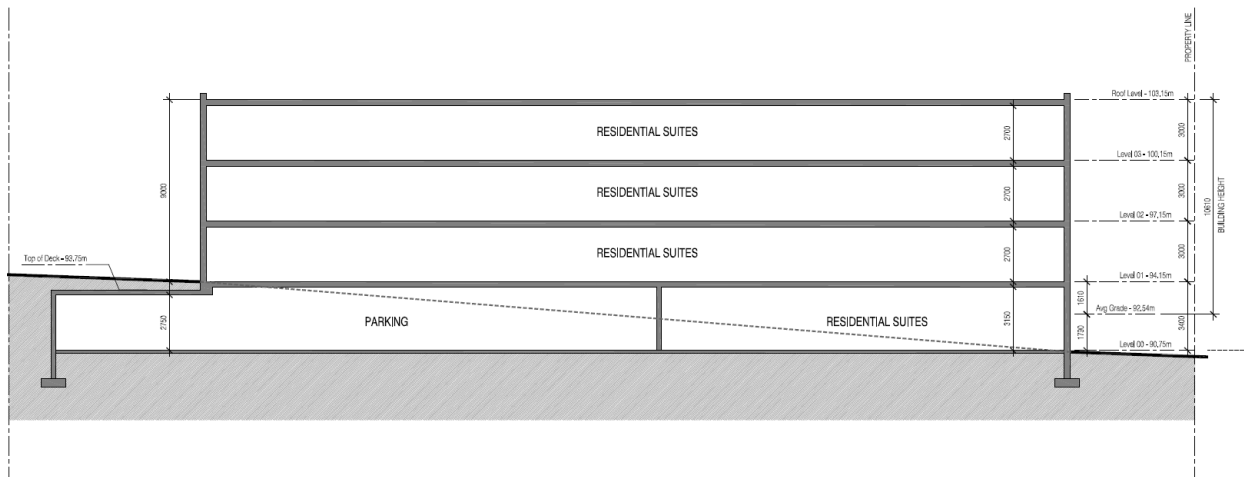


Figure 6. Cross Section of Proposed Development

Building Design:

The proposed development has been designed to be serve as a transition between the commercial uses to the east, and the residential uses to the west. The setbacks of the proposed development are generally consistent with the setback requirements of the underlying Village First Density Residential Zone, and generally comply to the setbacks of the chosen Village Third Density Residential Zone. The height of the proposed development has been designed to conform with the proposed zone and policies of the Village of Manotick Secondary Plan. Both street façades have been designed to animate the public realm with building articulation and glazing. The colors and materials chosen for the building are reflected throughout the Village of Manotick. Perspectives of the proposed development are shown on Figure 7, and 8.



Figure 7. Building Perspective – Corner of Beaverwood and Scharfield



Figure 8. Building Perspective – From Scharfield

Massing and Scale:

The proposed massing and height of the building is consistent with the planned function of the area. The proposed development is three storeys in height, which complies with the policies of the Village of Manotick Secondary Plan. The proposed development serves as a transition between the higher-density commercial buildings to the east, and the lower-density residential buildings to the west. The proposed development provides a gentle transition to a three-storey building. The massing and scale of the proposed development as it relates to the Village of Manotick Secondary Plan will be further discussed in section 6 of this Planning Rationale.

Outdoor Amenity Areas:

Communal outdoor amenity areas are provided in the form of a generous rear yard. Private outdoor amenity areas are provided in the form of patios and balconies.

4.4 Patterns of Growth

Section 2.1 of the Official Plan speaks to population growth in Ottawa and states that:

Ottawa will meet the challenge of this growth by managing it in ways that support liveable communities and healthy environments. This means that growth will be directed towards key locations with a mix of housing, shopping, recreation and employment – locations that are easily accessible by transit and that encourage walking because destinations are conveniently grouped together.

By pursuing a mix of land uses and a compact form of development, the city will be able to support a high-quality transit service and make better use of existing roads and other infrastructure rather than building new facilities.

The proposed low-rise apartment dwelling will help to meet the demand for new housing within the Village of Manotick. Section 2.1 of the Official Plan further states:

The City will continue to support growth in Villages to enhance their vitality, with provision for Village expansion where it is economically feasible and environmentally sound.

The proposed development supports growth and enhances the vitality of the Village of Manotick by providing additional housing options.

The Subject Property is within walking distance of many commercial and retail uses along Manotick Main Street, and Manotick Mews. The proximity of the Subject Property to commercial uses results in a more sustainable, liveable and resilient community. The proximity of the Subject Property to amenities is shown on Figure 9.



Figure 9. Nearby Amenities

The proposed development conforms to the policies of the in-force City of Ottawa Official Plan.

5.0 CITY OF OTTAWA OFFICIAL PLAN (2021)

The City of Ottawa adopted a new Official Plan by Municipal Council on November 24th, 2021. Prior to approval by the Ministry of Municipal Affairs and Housing, development applications must address the policies of both the current Official Plan 2003-230 and the New Official Plan.

The Subject Property is designated as Village Core within the Rural Transect on Schedule B9 of the new Official Plan. An excerpt from Schedule B9 is shown on Figure 10.

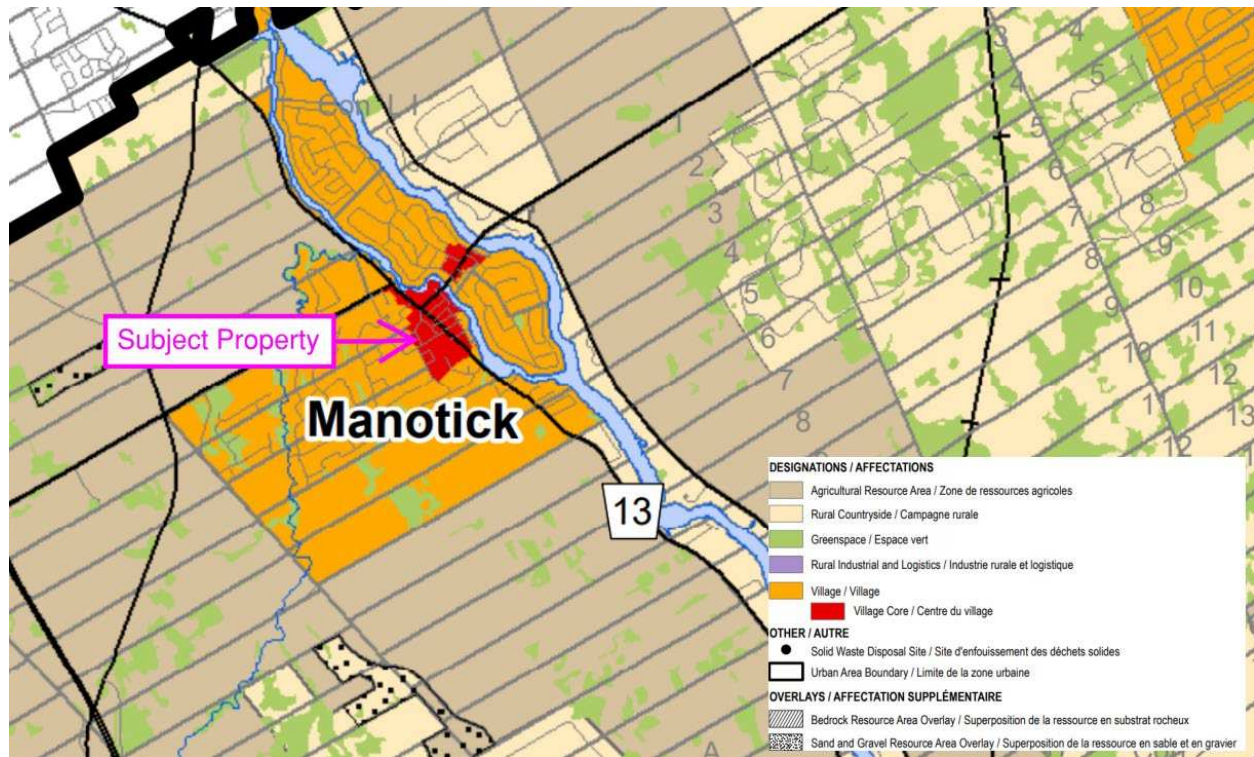


Figure 10. Excerpt from Schedule B9 of New Official Plan

5.1 Village Core Designation

Section 9.4 of the new Official Plan details the policies related to the Village designation. The new Official Plan states that Villages should evolve from rural neighborhoods into 15-minute neighbourhoods, while ensuring development retains the Village character. The proposed development provides additional housing choices within the Village, and will contribute to a 15-minute neighbourhood.

Policy 1 of Section 9.4.2 details the permitted uses within Villages.

1) The following are generally permitted uses within Villages unless otherwise prescribed by a secondary plan:

a) Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing;

Residential uses are permitted within Villages.

Policy 3 of Section 9.4.2 details a vision for multi-unit dwellings within Villages.

3) The City will advocate for changes to provincial guidelines to make it easier to develop multi-family residential units in Villages so that, in particular, people who need to live in supportive housing can stay in the Villages and not have to relocate to other areas of the City.

The proposed development is an example of a multi-family dwelling, which would be an appropriate built form in the Village of Manotick.

5.2 Designating Land for Growth

The new Official Plan directs growth to specific areas, including Villages. Section 3.1 of the new Official Plan provides strategic direction for growth. Policy 3 and 4 of Section 3.1 direct growth to Villages.

- 3) *The urban area and villages shall be the focus of growth and development.*
- 4) *The City will allocate household growth targets as follows:*
 - a) *93 per cent within the urban area where:*
 - i) *47 per cent is within the urban area that is built-up or developed as of July 1, 2018; and*
 - ii) *46 per cent is within the greenfield portion of the urban area;*
 - b) *7 per cent within the rural area where:*
 - i) *5 per cent is within the villages; and*
 - ii) *2 per cent is outside of villages.*

The proposed development is an example of directing growth to Villages, consistent with the direction of the new Official Plan.

Section 3.4 of the new Official Plan details the policies related to growth within Villages. Policy 1 of this section directs growth towards Villages with municipal services.

- 1) *Most of the village growth shall be directed to where municipal services exist or are planned in the villages of Richmond, Manotick, Greely and Carp.*

The Subject Property is located within the Village of Manotick and has access to adequate municipal services.

The proposed development conforms to the policies of the new City of Ottawa Official Plan.

6.0 REVIEW OF DEVELOPMENT APPLICATIONS

Section 4 of the City of Ottawa's in-force Official Plan sets out the policies for review of development applications. These policies ensure that development applications meet the objectives contained in the in-force Official Plan. The appropriate policies, related studies and plans were identified through a pre-application consultation meeting with the City at the beginning of the application review process.

Required studies and plans identified as relevant have been prepared in support of the proposed development. Detailed and technical information can be obtained by reviewing the respective documents.

Relating to Section 4.7 – Environmental Protection

Policy 1 of Section 4.7.2 of the in-force Official Plan requires that applications for Site Plan Approval will be supported by a Landscape Plan. A Tree Conservation Report and Landscape Plan has been prepared by Novatech, dated July 15, 2022 in support of the Site Plan Control application (see Figure 11). The Landscape Plan provides details on possible soft and hard landscaping treatments between the public and private realm on Beaverwood Road, Scharfield Road and to abutting lands to the north and west of the Subject Property.

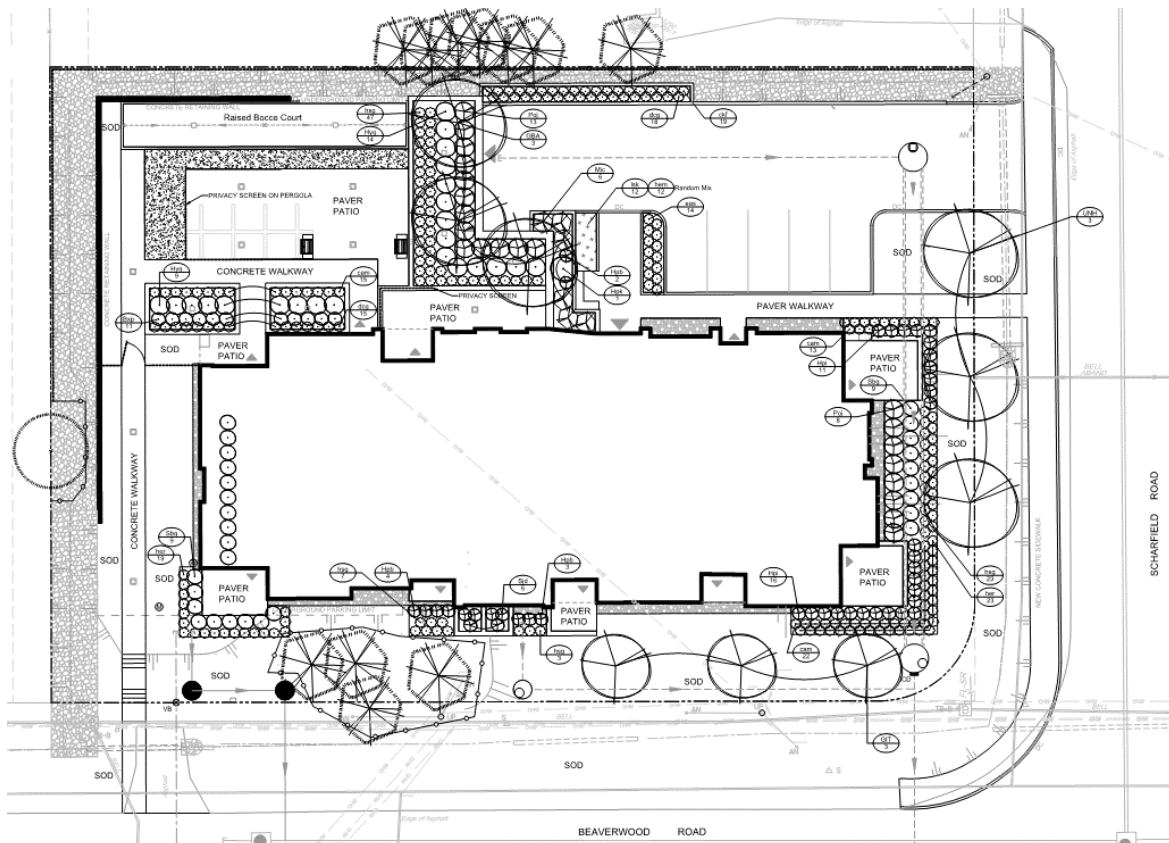


Figure 11. Landscape Plan

Section 4.7.6 of the in-force Official Plan states the City will require that stormwater and site servicing plans be submitted, in accordance with the guidance set out in the environmental management, subwatershed and watershed plans. A Development Servicing and Stormwater Management Report has been prepared by Novatech, dated July 15, 2022 for the Subject Property. The Development Servicing Study and Stormwater Management Report includes a series of conclusions on water and sanitary servicing, storm servicing, stormwater management, site grading, erosion and sediment control. The recommendations of the Development Servicing and Stormwater Management Report are consistent with the relevant policies in Section 4.7.6 of the in-force Official Plan.

Relating to Section 4.8 – Protection of Public Health and Safety:

Policy 1 in Section 4.8.3 of the in-force Official Plan states that Site Plan Control applications shall be supported by a geotechnical study to demonstrate that the soils on site are suitable for development. In support of the Site Plan Control application, a Geotechnical Investigation has been prepared by Paterson Group Inc., dated April 20, 2022.

Section 5.1 of the Geotechnical Investigation states: *“From a geotechnical perspective, the subject site is considered suitable for the proposed residential building. It is recommended that the proposed building be supported on conventional spread footings bearing on the undisturbed silty clay, glacial till, or clean surface sounded bedrock.”*

Recommendations provided in the Geotechnical Investigation regarding site preparation and grading, foundation design, drainage, excavation, groundwater control and construction are consistent with the relevant policies in Section 4.8.3 of the in-force Official Plan.

City staff requested a Phase I Environmental Site Assessment (ESA) in support of the Site Plan Control application. Policy 3 in Section 4.8.4 of the in-force Official Plan states:

“Where a Phase 1 ESA indicates that the property or properties that are subject of a development application under the Planning Act may be contaminated, the City will require the application to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 2 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time.”

A Phase I ESA study was prepared by Paterson Group Inc., dated March 24, 2022 in support of the Site Plan Control application. The recommendations of the Phase I ESA study state that:

“Based on the findings of the Phase I Environmental Site Assessment, it is our opinion that a Phase II Environmental Site Assessment is not required for the subject property”

The recommendations of the Phase I ESA report are consistent with the relevant policies in Section 4.8.4 of the in-force Official Plan.

Relating to Section 4.11 – Urban Design and Compatibility

Section 4.11 of the in-force Official Plan sets out policies for requiring high quality urban design for development proposals within the City of Ottawa. Urban Design and compatibility of proposed developments are considered in the context of the policies of Section 4.11 of the in-force Official Plan. Policies in Section 4.11 of the in-force Official Plan are organized under the following subheadings: Views, Building Design, Massing and Scale, High-rise buildings, Outdoor Amenity Areas, Public Art, Design Priority Areas, and First Nations Peoples Design Interests.

A Design Brief providing a description and design justification related to each of the relevant policies within Section 4.11 of the in-force Official Plan has been prepared by Project1 Studio, dated July 21, 2022 in support of the Site Plan Control application. The Design brief is included with the application package under separate cover.

The proposed Major Zoning By-law Amendment and Site Plan Control applications conform to the policies of the in-force City of Ottawa Official Plan.

7.0 VILLAGE OF MANOTICK SECONDARY PLAN

The Subject Property is located within the Village of Manotick Secondary Plan. In general, the policies of the Village of Manotick Secondary Plan are relatively unchanged between the in-force Secondary Plan, and the new Secondary Plan. The goal of the Village of Manotick Secondary Plan is to:

Provide a policy framework that supports the community vision. The policy framework will serve to:

1. Maintain and enhance Manotick's village character.
2. Enhance and develop Manotick as a vibrant, walkable and cycle friendly community and gathering place for both residents and visitors.
3. Ensure that the Village Core is a focus of commercial and community activity.
4. Address local parking and traffic issues in the Village Core.
5. Ensure that residential development located outside of the Village Core consists primarily of single detached dwellings, with the exception of the Mahogany Community and lands designated Residential (Medium Density) as detailed in this Plan. This density of development will offer a broader range of housing that will take advantage of public services.
6. Maintain Manotick's natural areas and open spaces while enhancing access to the Rideau River.
7. Improve connectivity that provides ways for residents and visitors to easily travel throughout the Village to the core, schools, parks, natural areas, Rideau River, and neighbourhoods.
8. Protect the natural environment.
9. Provide a strategy for the expansion of public water and wastewater services.

The proposed development seeks to enhance the character of the Village of Manotick while providing additional housing choices.

Policy 1 of the Village of Manotick Secondary Plan details the maximum permitted height of any building in Manotick.

1) Development in Manotick will be low rise with building heights limited to three storeys to reinforce its village character.

The Subject Property is a three-storey building. Building height within the Village of Manotick is calculated using the grades around the walls of the proposed development. Due to the grade difference on this site, the basement level on the east side of the property is exposed. The east side of the proposed development appears as a four-storey building, and the west side of the proposed development appears as a three-storey building. When accounting for the proposed grades, the proposed development is considered a three-storey building and conforms with Policy 1 of the Village of Manotick Secondary Plan.

The Subject Property is designated as “Village Core” on Schedule A – Land Use. The designation of the Subject Property is identified on Figure 11.

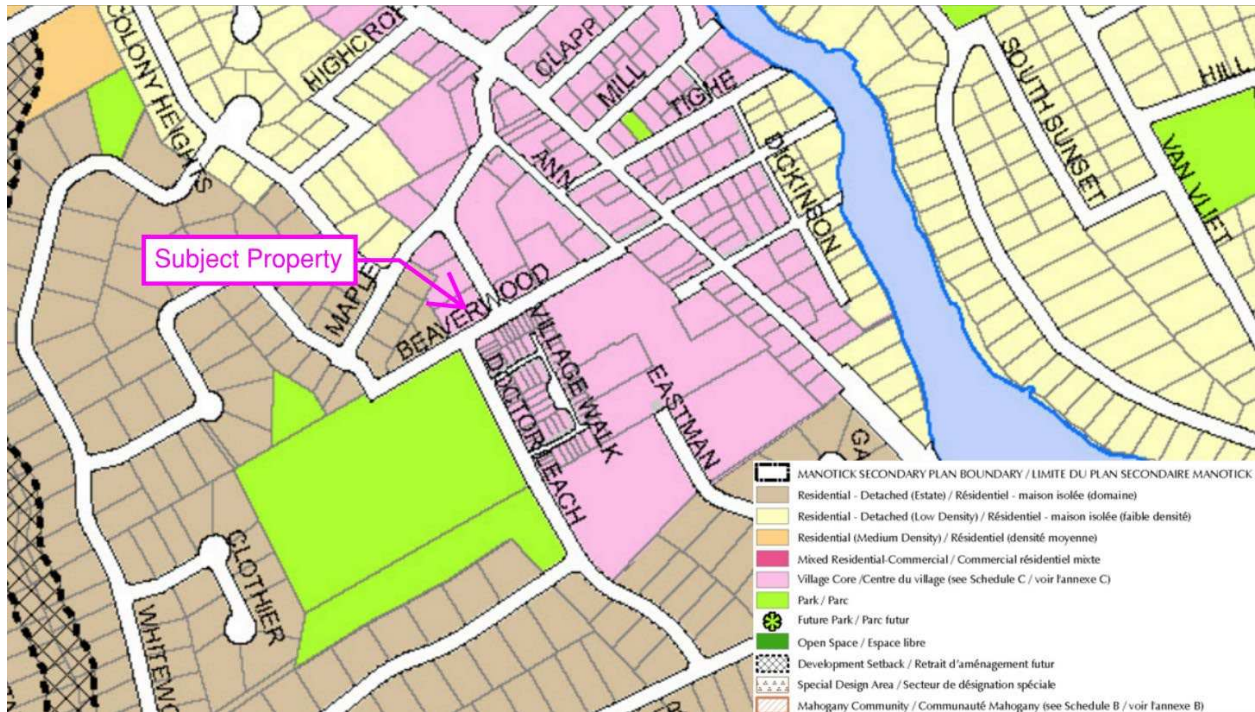


Figure 11. Excerpt from Village of Manotick Secondary Plan – Schedule A

The Village Core designation is described as:

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

The following policies apply to all areas designated Village Core.

1. A broad range of uses are permitted in the Village Core. The policies for the character areas within the Village Core specify the nature of uses permitted in each of these areas. The list of permitted uses is not exhaustive and additional complementary and compatible uses will be permitted through amendments to the Zoning By-law. An apartment dwelling – low rise is only permitted in the Bridge Street, Gaps and Mews character areas.

The Village Core designation permits a wide range of uses. Low rise apartment dwellings are only permitted in the Bridge Street, Gaps, and Mews character areas. The Subject Property is located within the Gaps Character Area on Schedule B of the Village of Manotick Secondary Plan and may permit a low-rise apartment dwelling. The Village of Manotick Secondary Plan – Schedule B is shown on Figure 12.

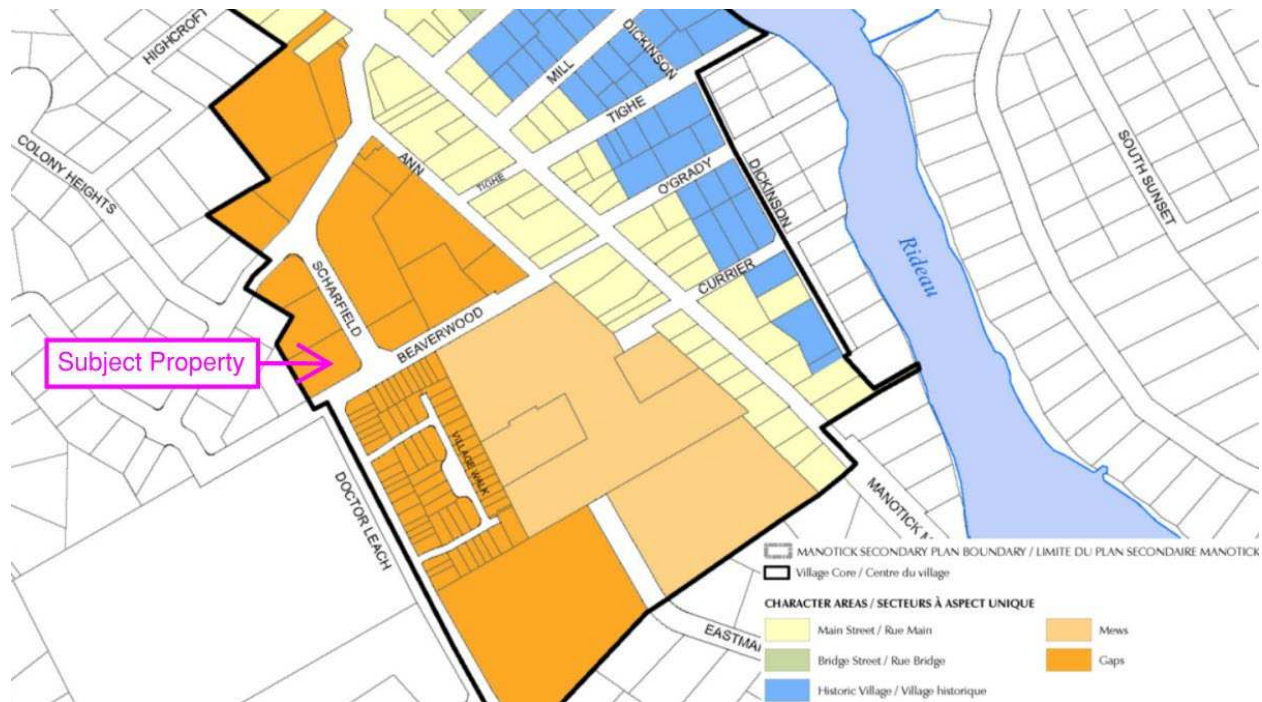


Figure 12. Village of Manotick Secondary Plan – Schedule B

The Gaps Character Area is defined as:

The Gaps is a transition area between the Main Street and Mews character area and the residential neighbourhood west of the Village Core and is comprised of a mix of non-residential and residential uses.

The proposed development has been designed to serve as a transition between the commercial uses to the east, and the residential properties to the west. Residential uses are permitted in the Gaps character area.

Policies 32 and 33 of the Village of Manotick Secondary Plan outline the permitted uses within the Gaps Character Area.

32) Permitted uses in the Gaps character area include a variety of uses that provide office, commercial, institutional, retail and residential uses that will create a transition between the commercial spine along Manotick Main Street and the nearby established residential neighbourhood.

33) A low-rise apartment building is permitted at 1178 Maple Avenue, 5544 Scharfield Road, 1185 Beaverwood Road, 5581 Doctor Leach Drive, and 5512 Manotick Main Street.

Policy 32 details that residential uses are permitted and create a transition between the commercial spine along Manotick Main Street and established residential neighbourhoods. The

proposed development serves as a transition between the commercial uses, and the residential uses.

Policy 33 specifically details that a low-rise apartment dwelling shall be permitted on 1185 Beaverwood Road. The proposed low-rise apartment dwelling is consistent with the planned function of the Village of Manotick Secondary Plan. The rezoning application seeks to rezone the property to permit a low-rise apartment dwelling. The other properties mentioned in Policy 33 include the properties immediately to the north of the Subject Property. These properties are occupied with a detached dwelling, but may be rezoned to permit a low-rise apartment dwelling.

The Village of Manotick Secondary Plan includes design guidelines for new development in the Village Core.

Built Form

- 1. New buildings will be designed to be pedestrian-oriented which may include providing entrances and clear windows facing the street.*

The proposed development has been designed to be pedestrian oriented through the location of entrance and the glazing of the windows facing the street. The entrance is located on the north-side of the building but can be accessed from Scharfield Road. The new sidewalk along Scharfield will help orient pedestrians to the entrance. Landscaping highlights the entrance and frames the access of the pedestrian entrance. The proposed site-specific zoning provisions for front and corner side yard setbacks will position the building closer to the streets, while still respecting the character of the neighbourhood to the west.

- 4. New development and additions should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the Village, such as clay brick, stone, wood or high quality modern materials which complement existing elements in the area.*

The proposed development has been designed to introduce new materials, while reflecting the surrounding architectural details of the Village.

- 5. Building walls visible to the public should be articulated and designed in a way that does not create a blank wall facing the public realm.*

The building walls are articulated to provide glazing, architectural elements, and a variety of materials to create visually appealing street façades.

- 8. Longer buildings should have articulated facades that break up the mass of the building and complement the small storefronts of existing businesses within the Village Core.*

The proposed development is appropriately sized for the Subject Property. The proposed development will be articulated to reduce the impact of massing along Beaverwood Road.

Landscape/Streetscape Design

15. *New development and capital projects will include the creation of attractive public and semi-public outdoor amenity areas such as courtyards, outdoor cafes and seating areas, where possible.*

The proposed development contributes to an active streetscape with landscaping along Beaverwood Road and Scharfield Road. The proposed site-specific provisions to permit a front and corner side yard setback consistent with the underlying V1P zone and will bring the building closer to the streets in an attempt to animate the roads. The proposed front and corner side yard setbacks will support tree planting.

16. *New development will use soft landscaping to screen parking areas and define property limits, particularly in areas such as the Historic Village where trees are one of the defining features of the area.*

The at-grade parking spaces are screened from view. Tree plantings on the property will help screen the view of the parking area from Scharfield Road. The majority of the parking spaces are located below-grade.

17. *Where new plantings are required, the City will pursue recognized arboricultural best management practices and support new technologies that will maximize the potential for long-term survival of the planted tree.*

The proposed tree plantings have been designed using arboricultural best practices

The proposed development conforms with the policies of the Village of Manotick Secondary Plan.

8.0 ZONING BY-LAW 2008-250

The Subject Property is zoned Village First Density Residential, Subzone P. The V1P zone permits low-density residential uses, such as detached dwellings. The proposed rezoning application seeks to rezone the property to a Village Third Density Residential, Subzone I. The purpose of the Village Third Density Residential Zone is:

1. permit a range of low and medium density housing types in areas designated as Village in the Official Plan;
2. restrict the building form to low rise, medium density, based on existing development patterns;
3. *allow a limited range of compatible uses, and*
4. regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

The proposed development is a medium density housing type within the Village designation. The proposed development has been generally designed to conform with the provisions of the underlying V1P zone, and the chosen V3I zone.

The following table outlines the performance standards for the V1P Zone, V3I Zone, and the proposed development. Items shown in red outline where site-specific provisions will be required.

Provision:	Required: V1P	Required: V3I	Proposed:
Min Lot Area	1,390m ²	135m ² per dwelling unit (3,645m ²)	87m ² per dwelling unit (2,353.4m ²)
Min Lot Width	30m	30m	40m
Min Front Yard Setback	6m	9m	6.1m
Min Interior Side Yard Setback	3m	6m	17.3m
Min Corner Side Yard Setback	6m	9m	6m
Min Rear Yard Setback	7.5m	9m	9.4m
Min Landscaped % Area	N/A	30%	60%
Max Lot Coverage	25%	30%	28%
Max Height	11m	11m	10.6m

The following table outlines the parking and amenity area performance standards for the proposed development.

Zoning Mechanism:	Required:	Provided:
Minimum Resident Parking	1 per dwelling unit = 27	29
Minimum Visitor Parking	0.2 per dwelling unit = 5	5
Minimum Bike Parking	0.5 per dwelling unit = 14	17
Total Amenity Area	6m ² per dwelling unit = 162m ²	355.2m ²
Communal Amenity Area	50% of 162m ² = 81m ²	155.3m ²

8.1 Required Site-Specific Provisions

The proposed development requires site-specific provisions for the following sections of the Zoning By-law.

8.1.1 Lot Area

The V3I zone has a minimum lot area of 135m² per dwelling unit. This translates to a minimum lot area of 3,645m². The Subject Property has a lot area of 2,353.4m². A site-specific provision is being sought to reduce the minimum lot area to 87m² per dwelling unit.

The proposed development is an appropriate built form for the Subject Property. The proposed development has an excess of amenity space. Low-rise apartment dwellings require 6m² of

amenity area per dwelling unit. The proposed development has 13.1m² of amenity space per dwelling unit. A reduction in minimum lot area does not represent overdevelopment on the Subject Property due to the excess of amenity space.

The underlying V1P zone has a maximum lot coverage of 25%. The proposed V3I zone has a maximum lot coverage of 30%. The proposed development has a lot coverage of 28%. The proposed development is generally consistent with the maximum lot coverage requirements of the underlying and proposed zone. A reduction in minimum lot area does not represent overdevelopment on the Subject Property due to the low lot coverage.

The underlying V1P zone does not have minimum required landscaped areas. The proposed V3I zone has a minimum required landscape area of 30%. The proposed development has a landscaped area of 60%. The proposed development provides double the required landscaping required by the V3I zone. The proposed development significantly exceeds the minimum required landscaping of the underlying and proposed zone. A reduction in minimum lot area does not represent overdevelopment on the Subject Property due to the excess of landscaped area.

The proposed development does not represent overdevelopment on the Subject Property on an undersized lot, due to the high area of amenity space, low lot coverage, and high percentage of the Subject Property that will be landscaped. The proposed site-specific provision for minimum lot area per dwelling unit is considered appropriate.

8.1.2 Front and Corner Side Yard Setback

The minimum required front and corner side yard setback under the proposed V3I zone is 9m. The proposed development has a front yard setback of 6m. The proposed development has a corner side yard setback of 6.1m.

The intent of the front and corner side yards is to ensure development is setback appropriately from the street, and to reduce any visual impact. The proposed development has been designed to bring the building closer to the street to be more consistent with the Design Guidelines for New Buildings in the Village Core within the Village of Manotick Secondary Plan. The minimum required front and corner side yard setback of 9m is not consistent with the Design Guidelines of the Village of Manotick Secondary Plan. The setback of 6m will allow trees to be planted along both Beaverwood Road and Scharfield Road, which is a design guideline encouraged in the Village of Manotick Secondary Plan.

The proposed front and corner side yard setbacks were chosen to be consistent with the requirements of the underlying V1P zone. The minimum required front and corner side yard setback in the underlying V1P zone is 6m. The proposed front and corner side yard setbacks are consistent with the requirements of the underlying V1P zone.

The proposed development has significant greenspace in the rear, and interior side yard. The minimum required rear yard setback in the V1P zone is 7.5m. The minimum required rear yard setback in the V3I zone is 9m. The proposed development has a rear yard setback of 9.4m. The minimum required interior side yard setback in the V1P zone is 3m. The minimum required interior side yard setback in the V3I zone is 6m. The proposed development has an interior side yard

setback of 17.3m. The proposed development provides extensive greenspace in the rear, and interior side yard.

The proposed front and corner side yard setbacks are considered appropriate, as they are consistent with the Design Guidelines for New Buildings in the Village of Manotick Secondary Plan, while respecting the minimum requirements of the underlying zone.

8.2 Summary of Site-Specific Provisions

The proposed development requires the following site-specific provisions.

- A minimum required lot area of 87m² per dwelling unit (2,353m²)
- A minimum front yard setback of 6m
- A minimum corner side yard setback of 6m

9.0 PUBLIC CONSULTATION STRATEGY

9.1 Prior to Submission

The project team has solicited comments and feedback from the Manotick Village Community Association, and Councillor Scott Moffat. The comments from the Manotick Village Community Association have led to refinements to the proposed development.

9.2 Virtual Open House

A public meeting is proposed to discuss this development application with the community.

- Who:** Residents of the Village of Manotick
- Where:** The Open House will be held electronically through Zoom (Note, it should be held during the early evening and during the week in order to capture the most numbers of available people.)
- When:** Soon after the City’s circulation. This is to ensure that members of the public are aware of the project well in advance of any public meeting of Planning Committee.
- City rep.:** The File Lead may wish to attend, depending on the level of interest and/or controversy. This meeting will be coordinated with Councillor Moffat.
- Follow-up:** Attendees wishing to receive follow-up information may email Novatech’s file lead or the City’s file lead. The Project Team will do their best to keep interested citizens informed of significant changes and/or the final submission that will be heard at Planning Committee.
- Notes:** Due to the restrictions from COVID-19, meetings cannot be held in person. Electronic presentations will be the primary form of information for interested community members. Handouts will not be made available however interested parties can request further information through the Project Team or their Community Association Primary Contact.

10.0 CONCLUSION

The proposed Major Rezoning application seeks to rezone the Subject Property to permit a low-rise apartment dwelling. A site-specific provision is required for minimum lot area per dwelling unit, minimum front yard setback, and minimum corner side yard setback.

The proposal is consistent with the Provincial Policy Statement as it supports an appropriate mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes cost-effective development patterns by minimizing land consumption and municipal servicing costs.

The proposal conforms to the in-force Official Plan by supporting the intensification of the Subject Property in a cost-effective pattern, utilizing existing services and infrastructure. The proposal contributes to the range of housing types, densities, and tenures in a neighbourhood within the Village of Manotick. The proposal directs growth to an appropriate area in the Village of Manotick.

The proposal conforms to the new Official Plan by supporting the intensification of the Subject Property by promoting a multi-family dwelling in the Village of Manotick. The proposal directs growth to an appropriate area in the Village of Manotick. The proposed development is serviced by municipal water, wastewater, and storm services. The proposed development helps to transform the Village of Manotick into a 15-minute neighbourhood.

The proposal conforms to the Village of Manotick Secondary Plan by establishing a low-rise apartment building within the Gaps Character Area. The proposed development conforms to the permitted uses within the Gaps Character Area. The proposed development has been designed in accordance with the development guidelines for the Village of Manotick, including the maximum permitted height of three storeys.

The proposed zone permits a low-rise apartment dwelling. The proposed zone was chosen to balance the requirements of the underlying V1P zone, and the performance standards of the proposed development. The proposed site-specific provisions will facilitate an appropriate built form.

The proposed development and Zoning By-law Amendment are desirable and represent good land-use planning.

Yours truly,

NOVATECH

Prepared By:



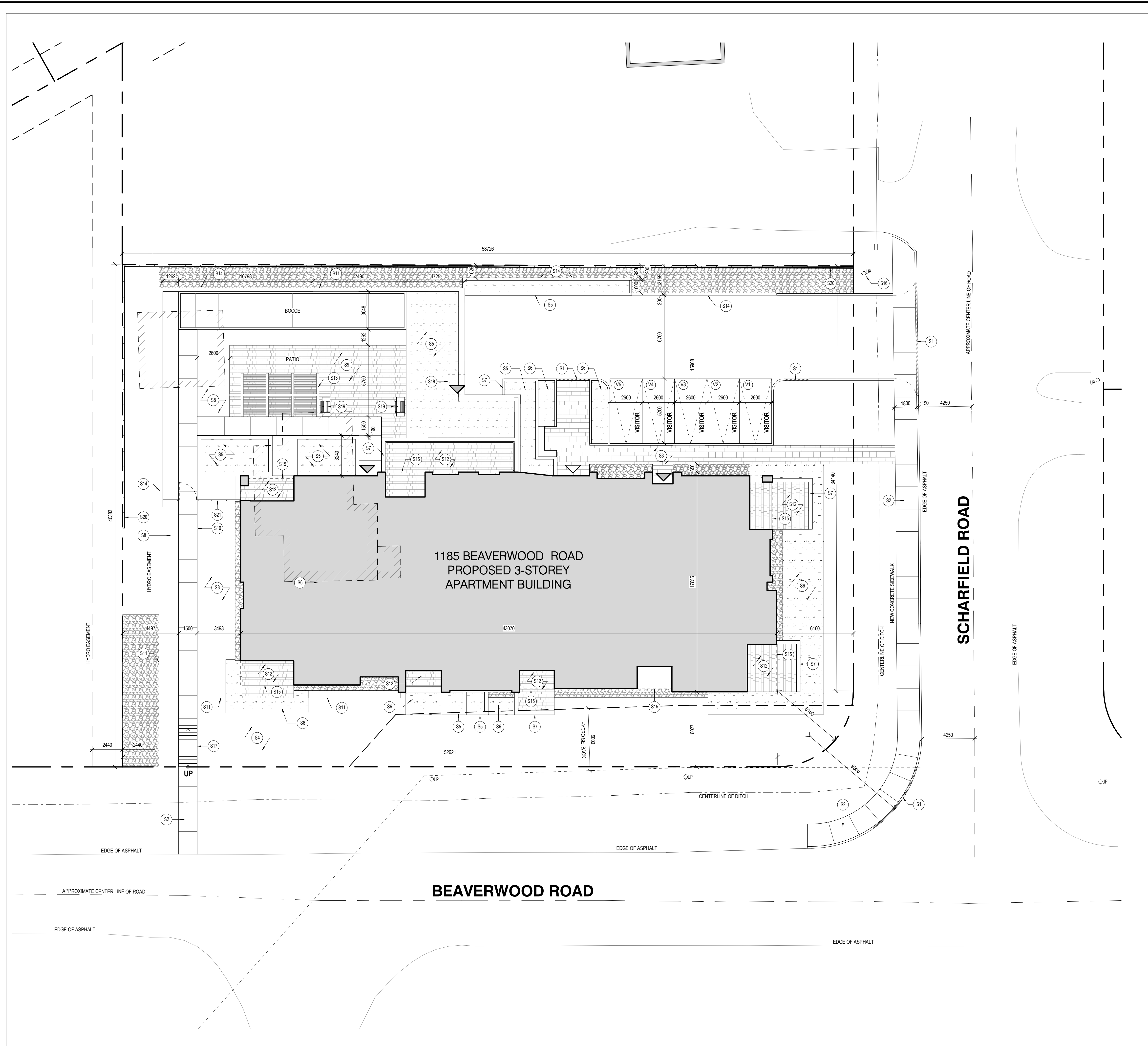
Jeffrey Kelly, MCIP RPP
Project Planner

Reviewed By:

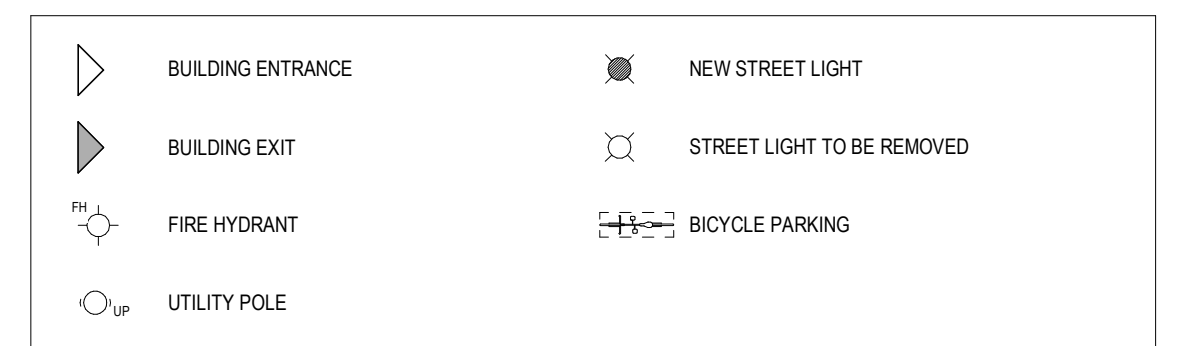


Murray Chown, RPP, MCIP
Director | Planning & Development

Appendix A:
Site Plan



4 LOCATION PLAN
 SP-1 SCALE: N.T.S.



3 SITE PLAN SYMBOLES LEGEND
 SP-1 SCALE: N.T.S.

S1	DEPRESSED CURB. REFER TO CIVIL	S13	PERGOLA OR PRIVACY SCREENING. REFER TO LANDSCAPE
S2	NEW CONCRETE SIDEWALK	S14	CONCRETE RETAINING WALL. REFER TO STRUCTURE
S3	INTERLOCKING STONE WALKWAY	S15	LINE OF BALCONY ABOVE
S4	SOFT LANDSCAPE. REFER TO LANDSCAPE	S16	EXISTING BUS STOP
S5	RAISED PLANTER. REFER TO LANDSCAPE	S17	CONCRETE STAIRS OR METAL HANDRAIL
S6	GARDEN BED. REFER TO LANDSCAPE	S18	LINE OF BUILDING BELOW
S7	LANDSCAPE WALL. REFER TO LANDSCAPE	S19	GRASS
S8	SOFT LANDSCAPING OVER PARKADE ROOF	S20	FENCE. REFER TO LANDSCAPE
S9	PAVERS OVER PARKADE ROOF	S21	FENCE & GATE. REFER TO LANDSCAPE
S10	CONCRETE WALKWAY OVER PARKADE ROOF		
S11	LINE OF UNDERGROUND PARKING STRUCTURE		
S12	PRIVATE TERRACE		

2 SITE PLAN KEYNOTES
 SP-1 SCALE: N.T.S.

PROJECT & SITE STATISTICS	
General	
Address	1185 Beaverwood Road
Survey Information	Block C Plan 5R-3519 Part 1 PIN 04587 - 0025
Lot Width	40.39m
Total Lot Area	2,353.4m ²
Number of Proposed Residential Units	27

Zoning			
Zoning Mechanism	Existing Zoning [V1P]	Proposed Zoning [V3I]	Provided
Min. Lot Area	1,390m ²	3,645m ² [135m ² / unit]	2,355.34m ²
Min. Lot Width	30m	30m	40.39m
Min. Interior Side Yard Setback	3m	6m	16.58m
Min. Corner Side Yard Setback	6m	9m	6m
Min. Landscape Area [%]	N/A	30%	50%
Max. Lot Coverage [%]	25%	30%	28%
Maximum Building Height	11m	11m	10.6m
Max. Density [Units / Hectare]	N/A	N/A	170 units / hectare

Parking			
Zoning Mechanism	Required	Provided	
Min. Parking Space Rates [Section 101]	Area D Rural - 1 parking space / unit	27	29
Visitor Parking [Section 102]	0.1 spaces / unit beyond 12 units	5	5
Bicycle Parking [Section 111] Table 111A(b)(i)	0.5 spaces / unit	14	17

Amenity Area			
Zoning Mechanism	Required	Provided	
Total Amenity Area [Table 137]	6m ² / unit	162m ²	459m ²
Communal Amenity Area	Min. 50% of Total Req. Amenity Area	81m ²	221m ²
Private Amenity Area	-	-	238m ²

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

- ISSUED FOR SPC & RE-ZONING 22-07-15
- ISSUED FOR COORDINATION 22-06-10
- ISSUED FOR REVIEW 22-04-22
- ISSUED FOR COORDINATION 22-04-19
- ISSUED FOR COORDINATION 22-03-28
- ISSUED FOR COORDINATION 22-03-04
- ISSUED FOR COORDINATION 22-02-18

ISSUE RECORD



1185 BEAVERWOOD
 1185 Beaverwood Road
 Ottawa ON

PROJ	SCALE	DRAWN	REVIEWED
2119	NOTED	LP	RMK

SITE PLAN

SP-01

1 SITE PLAN
 SP-01 SCALE: 1 : 150