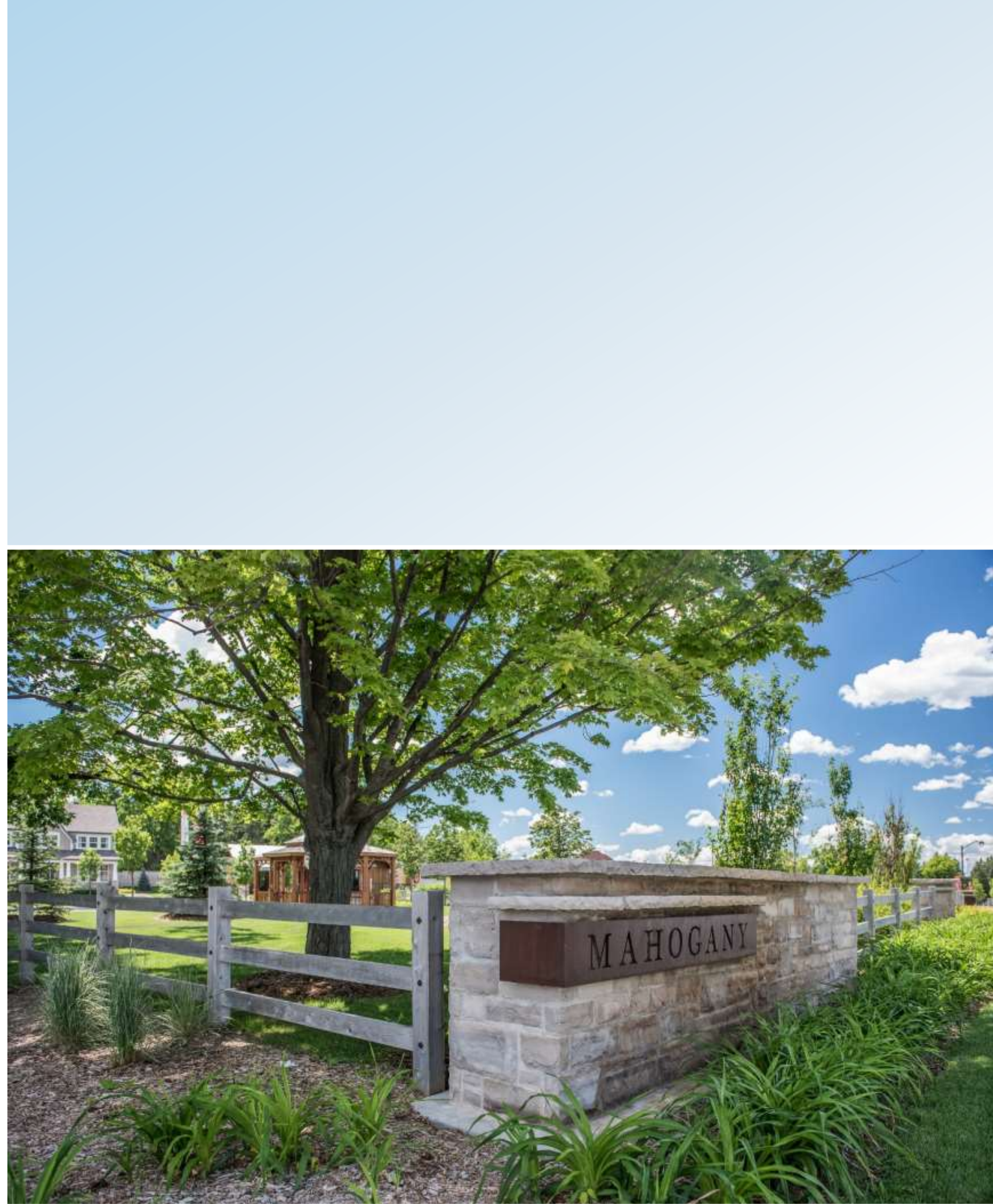


MAHOGANY COMMUNITY PHASE 2+

PLANNING RATIONALE
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION

JULY 2017

REVISED MAY 2018





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1 INTRODUCTION

WSP was retained by Minto Communities Inc. to prepare a Planning Rationale (the “Report”) in support of Zoning By-law Amendment and Draft Plan of Subdivision applications. The Zoning By-law Amendment is required to implement Phase 2+ of the Mahogany Community which consists of residential, institutional, parks and open space uses. As part of the application process, a Plan of Subdivision application is being filed concurrently with the Zoning By-law Amendment and will need to be approved prior to development taking place.

The Zoning By-law Amendment seeks to amend the Development Reserve, DR1 Subzone with new site-specific zoning provisions to accommodate the proposed development, as follows:

- Single Family (Low Density) - add a new Rural Exception to V1C (ii-other cases) [XXXXr] to permit the 72 ft single-detached dwellings, and add a new 4.5 landscape buffer to be added along any lot line abutting the Potter Drive lots located at 1288, 1284, 1280, 1276, 1272, 1268, 1264, 1260, 1254, 1250, 1246, 1240, 1236, 1232, 1228, 1224, 1220, 1216, 1212, 1206, 1202, 1196, 1192, 1188, 1184, 1178, 1172, and 1166 Potter Drive;
- Single Family (Moderate Density) - add a new subzone to V3 (XXX) to permit the 45 ft and 52 ft single-detached dwellings;
- Mixed Residential - add a new Rural Exception to V3A [XXXXr] to permit the 38 ft singles, and townhomes;
- Mixed Residential - add a new Rural Exception to V3A [YYYYr] to permit the bungalow townhomes;
- Parks and Open Space (O1); and
- Minor Institutional (I1).

The proposed Draft Zoning By-law Amendment can be found in **Appendix A** of this report.

This Planning Rationale has been prepared in accordance with the City of Ottawa requirements to assess and confirm the appropriateness of the proposed rezoning and the Draft Plan of Subdivision, in the context of the surrounding community, particularly Phase I of the Mahogany Community, and the overarching policy and regulatory framework.

A number of supporting technical studies have been prepared in support of the applications and have been submitted to the City and are available under separate cover.

This Report is setup as follows:

- **Section 2** provides a description of the site location and community context;
- **Section 3** provides an explanation of the proposed development;
- **Section 4** outlines the policy and regulatory framework applicable to the site and a planning rationale for the proposed development; and

- **Section 5** summarizes the planning opinion.

2 COMMUNITY CONTEXT AND SITE LOCATION

2.1 COMMUNITY CONTEXT

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

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

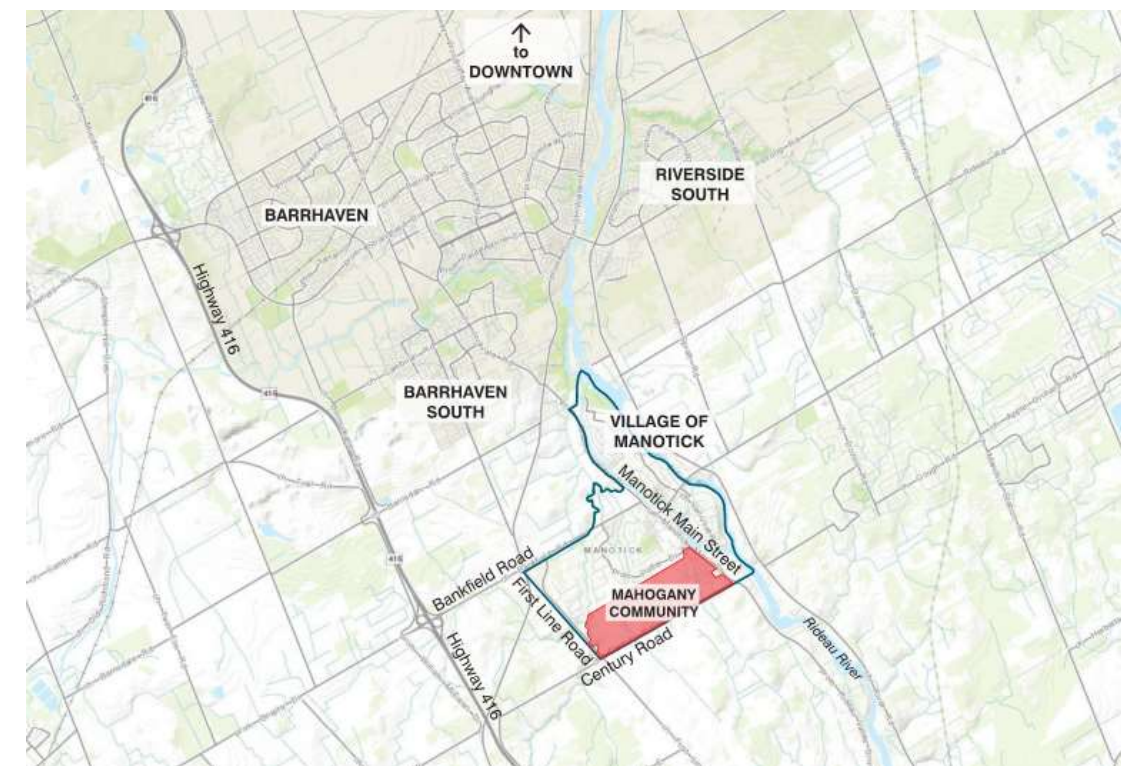


Figure 1: Location Map



Figure 2: View of the Major W. Ross Chamberlain Park facing north
 (Image source: Minto Communities Inc.)

Phase 1 of the Mahogany Community is located to the east and will comprise of 211 housing units upon completion. Phase 1 predominately includes single-detached homes on varying lot sizes, a neighbourhood amenity area, a park and open space, and a roadway network. Photos of Phase 1 are found in **Figure 2** to **Figure 6**.



Figure 3: Play structures in Major W. Ross Chamberlain Park
 (Image source: Minto Communities Inc.)



Figure 4: View of Mahogany Park facing east
 (Image source: Minto Communities Inc.)



Figure 5: Phase 1 Single Family (Moderate Density) units facing Major W. Ross Chamberlain Park
 (Image source: Minto Communities Inc.)



Figure 6: Phase 1 Single Family (Moderate Density) model units facing southeast on Bridgeport Avenue
 (Image source: Minto Communities Inc.)

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

Residential uses are also located to the north of the site along Potter Drive and Watterson Street. Some commercial uses are located north east of the Site in the Manotick Village core along Manotick Main Street. The Manotick Arena & Community Centre and Centennial Park is located north of the Site along Dr. Leach Drive.

2.2 SITE LOCATION

The subject site (the “Site”) is owned by Minto Communities Inc. and is legally described as Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Grower, City of Ottawa. The Site is “Phase 2+” of the Mahogany Community development and is bounded by the Unnamed Drain (tributary to the Rideau River) (“Mahogany Creek”) to the east, Century Road to the south, and a woodlot (a designated Natural Environment Area) to the west. Phase 2+ is shown in **Figure 7**. The area for all of Phase 2+ is approximately 60.3 hectares (149 acres).

The site is predominately vacant, with the exception of a Pumping Station located in the north east corner of the site (**Figure 8**). Views of the Phase 2+ lands are found in **Figure 9** to **Figure 11**.

A site visit was conducted by WSP on March 4, 2017. Photos contained herein are from WSP, unless otherwise stated.



Figure 7: Phase 2+ lands
(Image source: Google, 2016)



Figure 8: Existing Pumping Station facing north



Figure 9: View of Phase 1 from Bridgeport Avenue facing east

(Image source: Minto Communities Inc.)



Figure 10: Phase 2+ lands facing northwest



Figure 11: Phase 2+ lands facing southwest

3 PUBLIC OUTREACH

MAHOGANY COMMUNITY WORKSHOP - APRIL 8, 2017

On April 8, 2017, Minto held a workshop at the RVCA office with existing residents of Manotick and current and future residents of the Mahogany Community Phase 1 development. Following a brief introductory presentation by Minto, participants were assigned to small groups with a member of the project team as a facilitator. Each group was provided a map of the available Phase 2+ lands, a workbook, and cut-outs of the permitted land uses in order to create a concept plan for the lands. Following the working session, each group presented their design in a plenary session. The key themes raised during the workshop include:

- Locating Single Family Low Density units within Phase 2 (north of Bridgeport Avenue extension);



Figure 12: Groups during the working session

- Concentrating the majority of the Mixed Residential units along Century Road;
- Distribute parks through the entire community; maintain portion of the woodlot;
- Locate the school site adjacent to Century access road and Bridgeport Avenue extension;
- Maintaining the curvilinear road pattern for the Bridgeport Avenue extension and the incorporation of roundabouts;
- Providing a network that connects parks, natural environmental areas and creek corridors, including further access to Potter Drive.

A summary and analysis of the workshop findings is included in the Design Brief completed by NAK (June 2017) and **Revised** Design Brief completed by NAK (**May 2018**) in **Appendix B**.

4 THE PROPOSED DEVELOPMENT AND DESIGN BRIEF

4.1 PROPOSED DEVELOPMENT

The proposed development by Minto includes the second, third and fourth phases, known as Phase 2+, of the Mahogany Community. Minto is proposing **approximately 926 897** housing units in Phase 2+, which includes a mix of housing types with varying lot sizes, neighbourhood amenity areas, parks and open space, and a roadway network, with two (2) connections to Century Road. The complete Mahogany Community (Phases 1 to Phase 5) will contain a maximum of 1,400 dwelling units. The Illustrative Concept Plan for Phase 2+, which is illustrated in **Figure 13**, follows the general intent of the Land Use Concept Plan, Schedule C in the Manotick Village Secondary Plan, but has been revised and updated based on input from the community.

The Draft Plan of Subdivision for Phase 2+ follows the Concept Plan for Phase 2+, and is illustrated in **Figure 14**. Detailed information on the proposed unit mix and density of the development is found in **Section 4.2.2** of this Planning Rationale.

4.2 DESIGN BRIEF

The *Planning Act* gives municipalities the authority to require that a Design Brief be prepared. Under Sections 34(10.1), (10.2) and Section 51(18) of the *Planning Act*, Council has the authority to request such other information or material that the authority needs in order to evaluate and make a decision on an application. Section 5.2.6 of the Official Plan sets out the general requirements for a Design Brief. As a part of the Zoning By-law Amendment and Draft Plan of Subdivision applications, the City has requested a Design Brief be included. A copy of the Design Brief completed by NAK (June 2017) is included in **Appendix B**.

Policy 2.3.5. (9) of the Manotick Secondary Plan (2016) state that design guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community design guidelines dated October 30, 2008 should be used in the review of subsequent plans of subdivision to reflect village character.

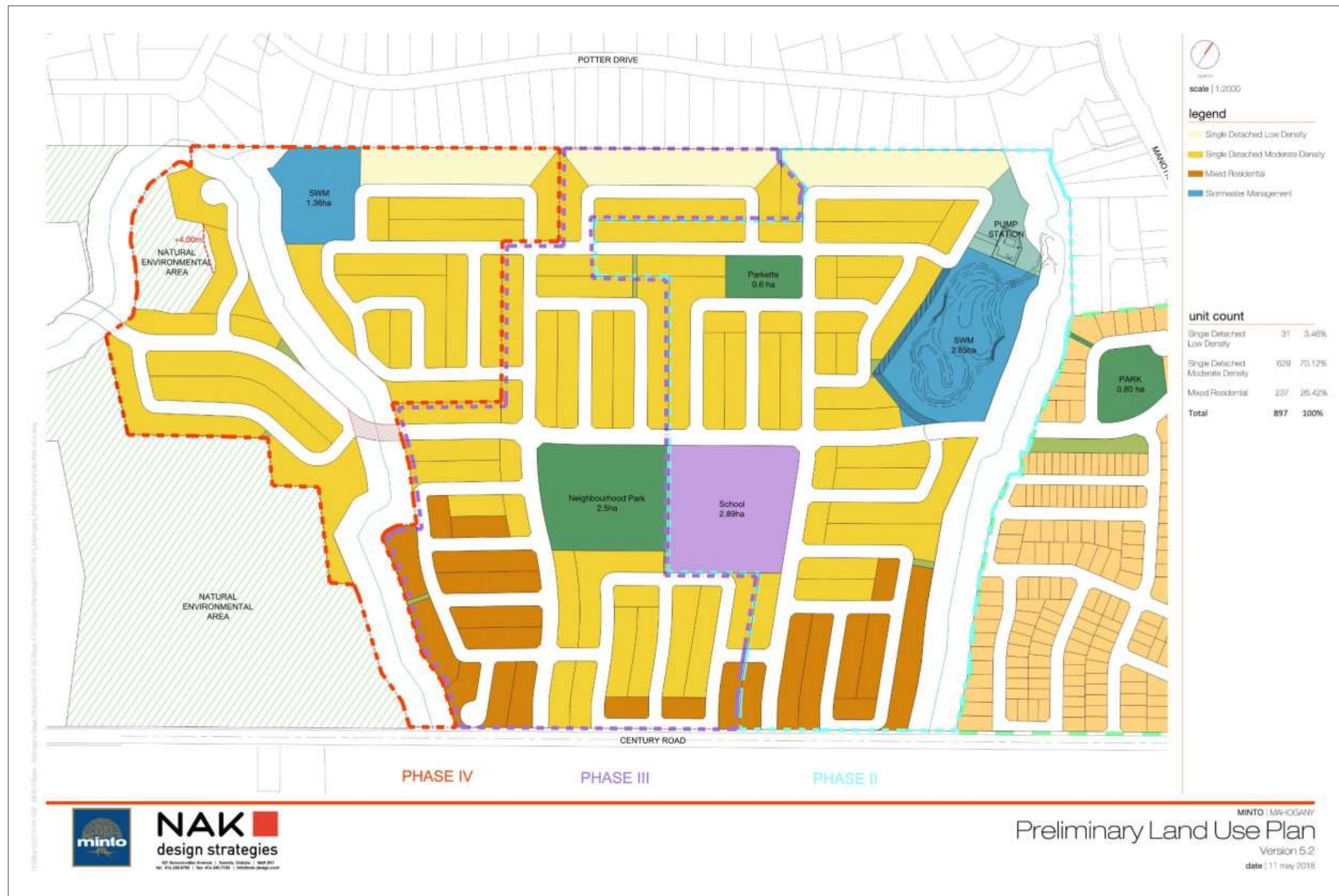


Figure 13: Illustrative Concept Plan for Phase 2+ (NAK design strategies)

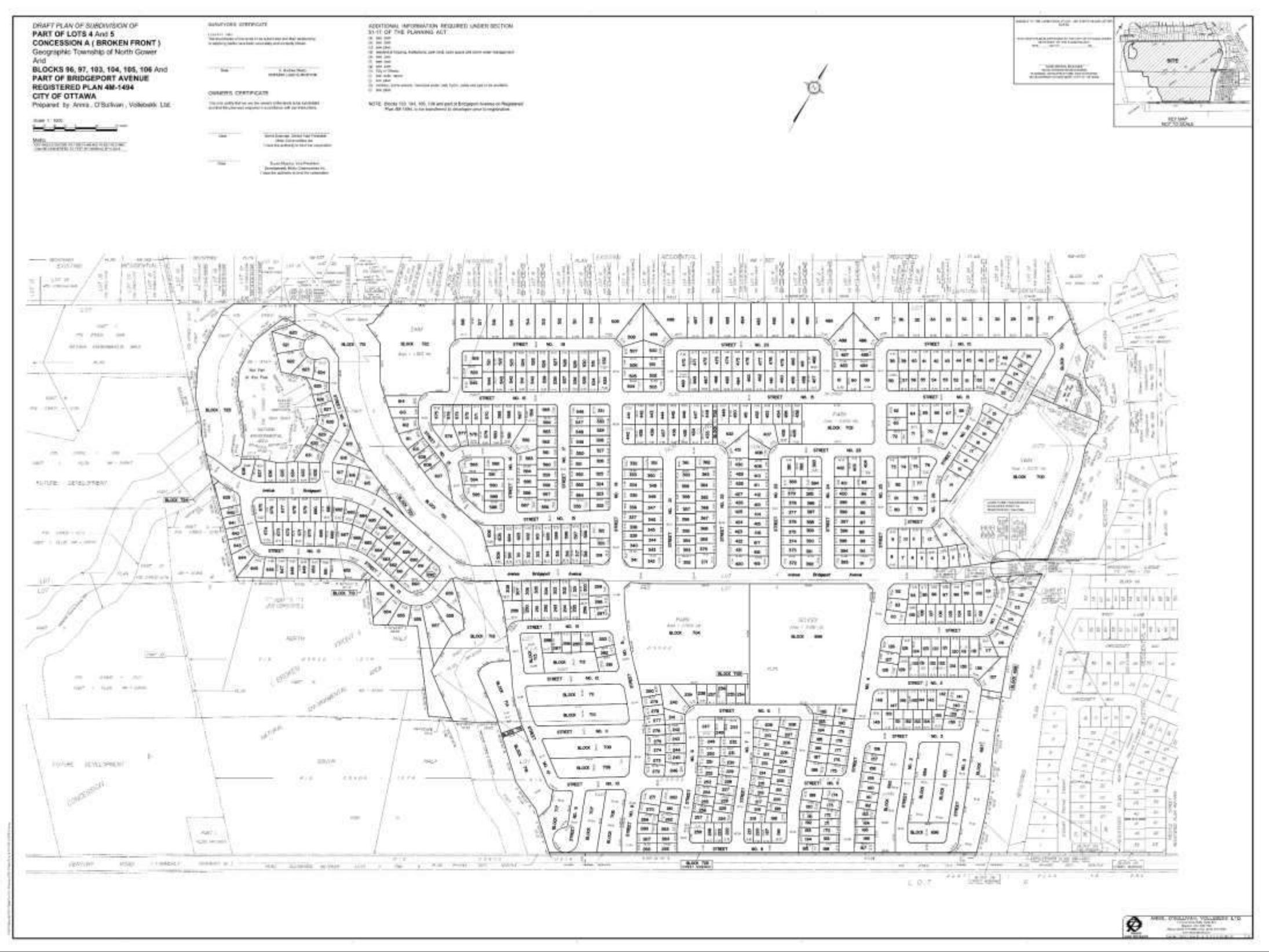


Figure 14: Draft Plan of Subdivision for Phase 2+ (Annis, O'Sullivan, Vollebakk Ltd.)

5 POLICY AND REGULATORY FRAMEWORK

This section describes the local planning frameworks applicable, or relevant, to the proposed development of the site, including: the Provincial Policy Statement (2014), the City of Ottawa Official Plan (2003, Consolidated May 2014), Official Plan Amendment 150, Village of Manotick Secondary Plan (2016), and the City of Ottawa Zoning By-law 2008-250 (Consolidated May 11, 2016).

5.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

The Provincial Policy Statement seeks to strike a balance between the province's economic, social and environmental interests through the following:

- Promoting cost effective development patterns which stimulate economic growth;
- Protecting resources for their economic use and/or environmental benefits; and
- Directing development away from areas where there is a risk to public health and safety or of property damage.

Part IV: Vision for Ontario's Land Use Planning System identifies that healthy, liveable and sustained communities are sustained by promoting efficient development, cost effective land use patterns and development standards, accommodating an appropriate range of mix of uses to meet long term needs, and focusing growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies to sustain healthy, livable, resilient and safe communities.

Section 1.1.3.1 confirms that villages are settlement areas and that settlement areas shall be the focus of growth and development, as well as the promotion of their vitality and regeneration. Policy 1.1.3.2 (a) states that land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

1. "efficiently use land and resources;
2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planner or available, and avoid the need for their unjustified and/or uneconomical expansion;
3. minimize negative impacts to air quality and climate change;
4. support active transportation;
5. Are transit-supportive, where transit is planned, exists or may be developed".

In addition, Policy 1.4.1 identifies that planning authorities provide an appropriate range and mix of housing types and densities to meet the project requirements of current and future residents. The PPS also encourages municipalities to establish and implement minimum targets for the provision of affordable housing.

Policy 1.5.1 (a) states that healthy, active communities should be promoted by "planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity". Additionally Policy 1.5.1 (b) provides direction for the planning and provision for a range and equitable distribution of publicly-accessible built and natural setting for recreation, including parklands, public spaces, open space areas, trails and linkages, and water-based resources where practical. Policy 1.5.1 also ensures that impacts to other protected areas and conservation reserves are minimized.

Policies under 1.6.6 Sewage, Water and Stormwater state that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas (Policy 1.6.6.2). Planning for sewage and water services are to "direct and accommodate expected growth that supports the efficient use of existing municipal waste and water services.

Transportation focused policies state that transportation and land use considerations are to be integrated into all stages of the planning process (Policy 1.6.7.5) and that the land use pattern, density and mix of uses proposed should minimize the length and number of vehicle trips while supporting current and future use of transit and active transportation (Policy 1.6.7.6).

The proposed development is consistent with the PPS. The proposal is to provide residential development within a settlement area, utilizing land and existing infrastructure efficiently. The proposed unit mix provides a variety of housing forms at a range of densities. Low Density Single Family units are proposed to the northern portion of the site, while the Mixed Residential units of a higher density are sited near Century Road to minimize the traffic impacts on the community while also providing support potential future transit along Century Road. The Single Family Moderate Density units are dispersed throughout the site.

Phase 2+ of the Mahogany Community is designed to promote a healthy and active community. The road network is designed to meet the needs of pedestrians and facilitate active transportation while a trail network enhances community connectivity. A series of parks and open space will be provided throughout Phase 2+. The Natural Environment Area will remain protected.

The Mahogany Community will be serviced by municipal sewage and water services.

5.2 CITY OF OTTAWA OFFICIAL PLAN (2003, CONSOLIDATED MAY 2014)

The Official Plan (OP) provides policies to implement the direction provided in the PPS. The Official Plan (OP) provides the planning policy framework for evaluating the appropriateness of a proposed development at a City-wide level as well as in relation to the specific site.

STRATEGIC DIRECTIONS

Section 2.1 – The Challenge Ahead indicates that Ottawa's growth will be managed in ways that create complete communities with a balance of facilities and services that meet citizen's everyday needs including schools, community facilities, parks, a variety of housing options, and places to work and shop.

Section 2.2 – Managing Growth indicates that growth in the rural areas will be focused in villages as they provide residents with better access to community facilities and services, particularly for seniors and youth. There are 26 villages, including Manotick, designated in the Official Plan. The village land use policies of the Plan support a variety of land uses to provide for the daily needs of the rural community. It is intended that they remain distinctly rural in character and scale.

Section 2.5.1 – Urban Design and Compatibility encourages good urban design and quality and innovative architecture as it can help create lively community places with distinctive character. As rural development will be concentrated in Villages, it also states that new development in existing areas requires a sensitive approach in respecting overall community character.

LAND USE DESIGNATION

The site is designated as “Village” on Schedule A (Rural Policy Plan) of the Official Plan, as shown in **Figure 4-1**.

The intent of the Villages policies (Section 3.7.1) is to permit a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain rural in character and scale (Policy 3.7.1 (1)). The distribution of land uses and intensity within a Village will be determined in the context of any plan for the Village contained in Volume 2, or a community design plan. The Village of Manotick Secondary Plan is found in Volume 2C and forms part of the Official Plan.

The Official Plan policies encourages the development of residential uses in a variety of forms (Section 3.7.1). Policy 3.7.1 (7) provides a list of permitted uses, which includes residential. The zoning by-law will establish the zones that are consistent with the distribution of land uses provided for in the Village plans in Volume 2 (Policy 3.7.1 (8)). The form and scale of development will also be based on the available servicing, which in the case of the Mahogany Community and the Phase 2+ lands would be on municipal water and sewer.

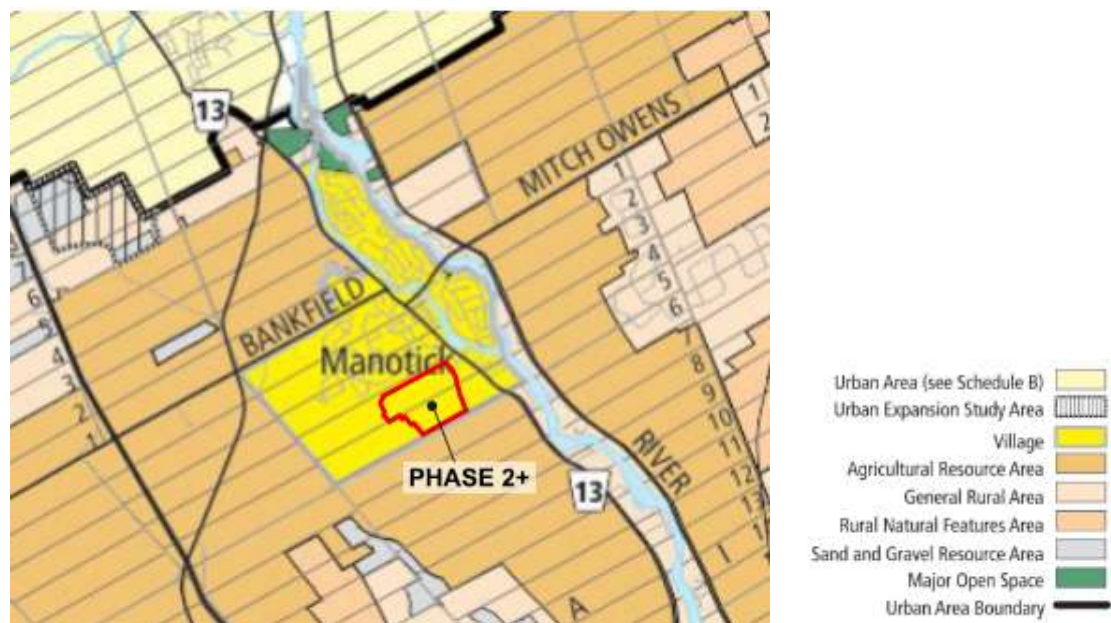


Figure 15: Ottawa Official Plan Land Use Designation; Schedule A

Policy 3.7.1 (12) states that when reviewing development applications, the City will consider:

- a. “Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;

To be demonstrated below, Phase 2+ of the Mahogany Community will support a number of the design principles associated with Design Objectives set out in Section 2.5.1, and will meet several principles under of the Urban Design and Objectives, as well as the Compatibility criteria of Section 4.11.

- b. For development in the core area or mainstreet, how the development or use impacts the viability of these areas and enhances the typical mixture of residential, community and commercial uses;

Phase 2+ of the Mahogany Community is not located in the core are or on a mainstreet.

- c. Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;

As demonstrated in the Transportation Study, included under a separate cover to this report, Manotick Main Street and Century Road W have capacity to accommodate the anticipated traffic generated by the proposed Phase 2+ of the Mahogany Community.

- d. How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;

The proposed road network and street block lengths aim to maximize connectivity for pedestrians and cyclists. A proposed internal trail network will provide a connection between the series of parks, open space and creeks. Two (2) connections to Potter Drive are also proposed to link the community to the surrounding neighbourhood.

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

The Mahogany Community has been designed to complement and integrate with the existing village. The Community attempts to continue the existing fabric of the Village of Manotick and creating a series of parks, open spaces, and trail network to support social and recreational activity for both the residents of Mahogany and the existing surrounding communities. The high-quality design and diversity of housing unit types aim to complement the surrounding land uses, while meeting both the short and long term needs of the community as it continues to grow.

- f. The extent to which greenspace targets in Section 2.5.4 are met;

Greenspace targets in Section 2.5.4 are outlined in Policy 2.4.5 (2), which are in keeping with the objectives of the Greenspace Master Plan. The policy outlines “A target of 2.0 hectares per 1000 population, or approximately 8 per cent to 10 percent of developable land, will be pursued”. The same target is to be pursued in Villages. These lands include parklands dedicated to the City under the *Planning Act*. As part of Phase 2+ of the Mahogany Community, it is proposed that a total of 3.61 hectares of parkland (6.05% of the total

developable land) is be dedicated to the City, meeting the requirements of the City of Ottawa By-law 2009-095.

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

The proposed Phase 2+ of the Mahogany Community will require that the public water and wastewater services be expanded. The phased construction of Phase 2+ will be dependent on the provision of those services.

- j. Any other applicable policies found within the Official Plan related to development review”.

Policies included in Section 4.1, Section 4.3, Section 4.4, Section 4.6, Section 4.7, Section 4.8, Section 4.9, Section 4.10, and Section 4.11 apply to the proposed Phase 2+ Mahogany Community development.

The proposed development conforms to the strategic directions and policies of the Official Plan. The proposed Phase 2+ development will provide a wide range of housing forms that is in keeping with the existing Village character and scale; will provide infrastructure that is integrated with the planned development; will protect parks and open space, and the natural environment; and will provide access to community facilities and services.

URBAN DESIGN AND COMPATIBILITY

SECTION 2.5.1 – DESIGN OBJECTIVES AND PRINCIPLES

Urban Design and Compatibility speaks to ensuring that the design of a new development contributes and enhances an area’s sense of community and identity. Section 2.5.1 of the Official Plan includes Design Objectives and Principles that are to be applied within all land use designations. It is noted that the Design Principles describe how the City hopes to achieve the Design Objectives, but may not be achievable in all cases.

Design Objective #1: “To enhance the sense of community by creating and maintaining places with their own distinct identity”.

Design Objective #2: “To define quality public and private spaces through development”.

Design Objective #3: “To create places that are safe, accessible and are easy to go, and move through”.

Design Objective #4: “To ensure that new development respects the character of existing areas”.

Design Objective #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”.

Design Objective #6: “To understand and respect natural processes and features in development design”.

Design Objective #7: “To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment”.

As demonstrated in the Design Brief (NAK Design Strategies – June 2017) found in Appendix B of this report, the proposed development supports a number of the design principles associated with the following Design Objectives set out in Section 2.5.1 including:

Design Objective #1:

- The Mahogany Community aims to function as an extension of the existing village of Manotick and acknowledge the local identity and community fabric, while continuing to build on Phase 1 in the creation of its own distinctive community. Architectural design features, as well as gateway features and fencing treatments will support the community’s identity while reflecting Manotick’s character and village theme. This reflects a thorough and sensitive understanding of place, context and setting.

Design Objective #2:

- The park and open space system proposed in Phase 2+ of the Mahogany Community will provide a variety of active and passive uses for residents. The parks are located within each phase of development. They are proposed to be located on key community streets to ensure that they are visible and well defined, and are dispersed throughout the community within a walkable radius. The parks form a key component in the connection between the street network and open space system.
- The proposed minimum lot sizes and setback requirements are to ensure that each unit has ample and quality private spaces in both the front and rear yards.

Design Objective #3:

- The proposed road network and street block lengths are designed not only to be safe for pedestrians and cyclists, but for motorists as well. The modified grid network and hierarchy of streets ensure easy navigation throughout the community and allows for easy access to parks and other neighbourhood amenities. Roads are also designed to enhance the views and vistas towards special areas.

Design Objective #4:

- The Mahogany Community has been designed to complement and integrate with the existing village. The Community attempts to continue the existing fabric of the Village of Manotick through its variable architectural style that are low in height, streets that provide views of natural features and amenities, and the preservation of natural environmental areas.

Design Objective #5:

- The proposed unit mix provides a variety of housing forms at a range of densities that will meet the current and future needs of the residents of Manotick and the City of Ottawa. The phased construction of Phase 2+ will also allow for adaptability as the unit mix and housing forms provided can be modified to meet future needs and demands.

Design Objective #6:

- The Natural Environment Area (“Woodlot”) and creek system will not only be protected, but will form an integral part of the parks and open space system, and trail network and will be fully accessible.

Design Objective #7:

- The proposed road network and block configuration, unit mix and densities aim to provide an efficient and sustainable land use pattern. The Mahogany Community has been designed to encourage active forms of transportation within the community, to connect residents to nature and provide natural, low-maintenance landscaping, and to implement design and water and waste conservation practices that are relevant today, and will continue to be regenerative in the future.

SECTION 4.11 – URBAN DESIGN AND COMPATIBILITY

The City will evaluate the compatibility of development applications on the basis of the following compatibility criteria, with the measures of compatibility varying depending on the use proposed and the planning context. The following table provides a brief overview of how the proposed development meets the design criteria of Section 4.11, Policy 2:

Table 1: Compatibility of the proposed development with Section 4.11, Policy 2

CRITERIA	COMPATIBILITY
Traffic	<ul style="list-style-type: none"> – Manotick Main Street (Arterial road) and Century Road (Collector road) will adequately service Phase 2+ of the Mahogany Community, with capacity to accommodate the anticipated traffic generated.
Vehicular Access	<ul style="list-style-type: none"> – Two (2) additional access/egress points into Phase 2+ of the Mahogany Community are proposed to be provided along Century Road, in addition to the two (2) existing access/egress from Manotick Main Street (through the extension of Bridgeport Avenue) and Century Road. – A total of four (4) access/egress points will reduce the impact of the generation of noise, headlight glare, and loss of privacy on residents by providing more than one access and egress point.
Parking Requirements	<ul style="list-style-type: none"> – Garages will be provided with each unit to minimize parking on local roads. – An integrated pedestrian and trail network aims to encourage increase walking and cycling in the community. – Mixed Residential units of a higher density are located along Century Road to promote the potential use of public transit.

CRITERIA	COMPATIBILITY
Outdoor Amenity Areas	<ul style="list-style-type: none"> – The siting and design of the residential units aim to minimize any undesirable impacts on adjacent lots/units.
Loading Areas, Service Areas and Outdoor Storage	<ul style="list-style-type: none"> – Garages and parking are reduced in architectural design and scale by preventing garages to protrude from the front of houses. – There are no loading areas, services areas or outdoor storage provided in the Mahogany Community.
Lighting	<ul style="list-style-type: none"> – Light standards are proposed to be sited in a manner that avoids the potential for light spill over or glare.
Noise and Air Quality	<ul style="list-style-type: none"> – The road network and block pattern are designed to be efficient to maximize connectivity and reduce unnecessary driving. – There are no sensitive land uses related to noise, odours, and other emissions located in close proximity to the Mahogany Community.
Sunlight	<ul style="list-style-type: none"> – Where possible, an east/west block orientation was implement for passive solar gain.
Microclimate	<ul style="list-style-type: none"> – The proposed development of Phase 2+ is not expected to have any microclimate effects related to wind, snow drifting and temperature on adjacent properties.
Supporting Neighbourhood Services	<ul style="list-style-type: none"> – A site has been reserved for the provision of a school within the community. – Parks, open space network and trail system are proposed as neighbourhood amenity areas.

The proposed development meets several principles under of the Urban Design and Objectives, as well as the Compatibility criteria of Section 4.11, Policy 2.

5.2.1 OFFICIAL PLAN AMENDMENT NO. 150

The City conducted a review of its Official Plan and Council adopted Official Plan Amendment No. 150 (“OPA 150”) in 2013. A number of appeals have been filed with the Ontario Municipal Board (OMB) on OPA 150 which have not been resolved at the time of this report. It is anticipated that OPA 150 will return to the OMB in September 2017. While OPA 150 is not in full force and effect, development proposals need to consider the City’s intended policy direction in OPA 150.

Under OPA 150, the site continues to be designated as “Village”. Section 2.2.1 indicates that at least 50 per cent of rural growth will be accommodated in Villages and Manotick has been identified as one of the largest and fastest growing villages. Large scaled villages contain the majority of new housing in the rural area (Section 3.7.1). “Village” policies in OPA 150 continue to support a variety

of land uses and a range of housing forms. Policy 3.7.1 (10) (a) indicates that when reviewing development applications, the City will consider the relevant provisions of the village secondary plan or community design plan.

With respect to urban design, the City has maintained the design objectives in Section 2.5.1 which were described earlier in this Report. The OP defines compatible development as “development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ among those functions that surround it.” The definition for compatibility has been slightly revised to clarify that development needs to fit and work well within its physical context as well as the existing and planned function of the area with a recognition that the planned function may permit development that is different from what physically exists today. Proposals for new development will continue to be evaluated by compatibility criteria which have been revised in Section 4.11 of OPA 150 as an effort to ensure high quality urban design in the city.

There are several key policies in the revised Section 4.11 which are relevant to the proposed development.

- **Policy 4.11 (5):** Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:
 - a. Setbacks, heights and transition;
 - b. Façade and roofline articulation;
 - c. Colours and materials;
 - d. Architectural elements, including windows, doors and projections;
 - e. Pre- and post-construction grades on site; and
 - f. Incorporating elements and details of common characteristics of the area.
- **Policy 4.11 (7):** The intersections of arterial and collector roads can serve as gateways into communities and can support high levels of pedestrian and vehicular traffic, the greatest density of housing, and other land uses and services, and commercial services and other land uses that are focal points for a community. The City will require that development proposals at such locations include the following:
 - a. Strong architectural design elements that feature the corner or street axis by: locating buildings close to the street edge, and/or orienting the highest and most interesting portion of a building (e.g. the main entrance) to the corner or axis which has a view of the terminus.
 - b. Capitalizing on design possibilities for both street façades (by wrapping the materials used on the front façade around the building where any façades are exposed to the public realm); and

- c. Soft landscaping features, special paving materials, and/or curb extensions to shorten the distance across the street and larger sidewalk area to accommodate sidewalk activity.

The proposed development conforms to the policies in OPA 150. Rural growth will continued to be supported in Villages and the range of housing forms proposed are supported and will meet the needs of the village’s population.

In addition, the design of the proposed development will conform to the revised policies in Section 4.11. Notably, Phase 2+ compatibility with Phase 1 and the existing character and existing fabric of the Village of Manotick, and the treatment of arterial and collector roads as gateways, and locating higher density areas near these roads and intersections.

Following the design features included in Phase 1, housing units will have strong architectural design elements and façade building materials will continue around the housing units. Soft landscaping features and larger sidewalks are also proposed to accommodate and encourage sidewalk activity.

5.2.2 MANOTICK SECONDARY PLAN (2016)

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

The vision for Manotick is to “maintain a village atmosphere in a growing inclusive community that respects Manotick’s historic beginnings, where residents’ daily needs are met and where visitors are welcome in a pedestrian-oriented commercial core”. The goals and objectives of the Manotick Secondary Plan are outlined in Section 1.2 and provides a policy framework that support and implement the community vision for Manotick (Policies 1.2.1 and 1.2.2).

The Site is designated as Mahogany Community on Schedule A – Land Use in the Secondary Plan. Land Uses for the Mahogany Community are illustrated in Schedule C – Mahogany Land Use, as illustrated in **Figure 16**. Phasing for the Mahogany Community is outlined in Schedule D, as illustrated in **Figure 17**.

The Mahogany Community is also subject to Policies 2.3.5 (1) to (11) included in Section 2.3.5 of the Secondary Plan. These policies state that the location of the land uses are to be in accordance with Schedule C – Mahogany Land Use (Policy 2.3.5 (2)) and that all development shall be on the basis of central water and wastewater services (Policy 2.3.5 (1)). The Mahogany Community policies also introduce a specific definition of “gross residential” and permitted density within the development with a maximum total of 1,400 dwelling units for the entire community (Phases 1 – 5).

“Gross residential” refers to, in Policy 2.3.5 (4), a unit of land, either an acre or hectare, designated for residential development and does not include lands designated as “School”, “Parks and Open Space”, “Watercourse and Development Setbacks”, “Natural Environment Area” or “Stormwater Management Ponds”. This definition applies to maximum densities per land uses defined in Policy 2.3.5 (5).



Figure 16: Schedule C - Mahogany Land Use

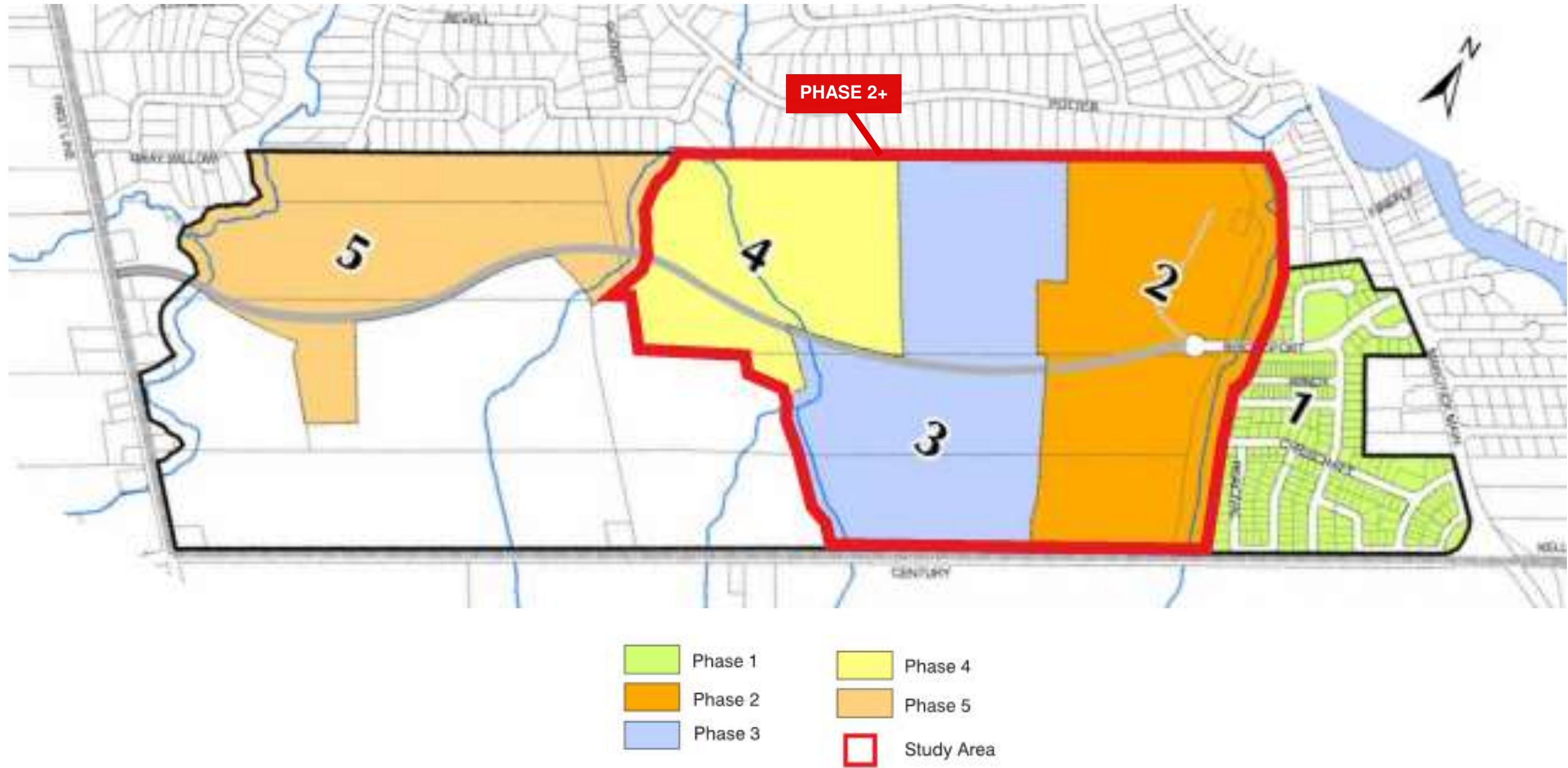


Figure 17: Schedule D – Phasing for Mahogany Community

The Vimy Memorial Bridge is an important component of the transportation network within the Manotick Community. Policy 2.3.5 (6) states that the level of development and the phasing of the Mahogany Community is dependent on the local and regional transportation infrastructure and it is projected that the Vimy Memorial Bridge will create the capacity to support the development. The release of phases and dwelling units is dependent on the developer demonstrating the capacity to support it and achieve the City’s approved level of service operating standard.

CONFORMITY OF THE PROPOSED DEVELOPMENT TO THE MAHOGANY COMMUNITY SECONDARY PLAN POLICIES

The proposed Phase 2+ development of the Mahogany Community conforms to the applicable policies in Section 2.3.5, as demonstrated below:

→ **Policy 2.3.5 (1):** “All development shall be on the basis of central water and wastewater services”.

The proposed development will be on central water and wastewater services. The pump station that will service Phase 2+ of the Mahogany Community was completed during Phase 1 construction.

→ **Policy 2.3.5 (2):** “The Mahogany Community Development Concept Plan (January 2008) as approved by the City of Ottawa will be used as the basis for the approval of subsequent plans of subdivision, site plans and zoning”.

The Mahogany Community Development Concept Plan (January 2008) informed the proposed design for Phase 2+.

→ **Policy 2.3.5 (3):** “The location of land uses will be in accordance with Schedule C – Mahogany Land Use”.

The proposed Phase 2+ development of the Mahogany Community generally conforms to the general intent of Schedule C. A number of land uses have been relocated as a result of consultation with the public at the community workshop, and through communication with relevant stakeholders. Land Use locations that are in accordance with Schedule C include:

- Curvilinear road design for Bridgeport Avenue extension
- Stormwater Management Ponds
- Single Family (Low Density) units (22 m x 50 m lots)
- Single Family (Medium Density) units still comprise the predominant housing type for the community and are dispersed throughout the community
- Watercourse and Development Setback
- Natural Environment Area

Land uses that have been relocated include:

- Two connections to Century Road (instead of one)
- School has been relocated to be central to the site, south of Bridgeport Avenue as a result of input from community members and due to site requirements from the Ottawa-Carleton District School Board

- A series of parks have been dispersed throughout the community to ensure that each ‘neighbourhood’ within the community will have access to a park and open space throughout the phased construction of the community.
- Mixed Residential units are proposed to be adjacent to Century Road instead of dispersed throughout the community.

→ **Policy 2.3.5 (5):** “The land use and associated densities below will be permitted in the Mahogany Community:

- i. Single Family (Low Density) areas will provide for approximate lot sizes of 22 metres x 50 metres;
- ii. Single Family (Moderate Density) areas may have a density up to seven units per gross residential acre (16 units per gross residential hectare);
- iii. Mixed Residential areas may have a density up to 14 units per gross residential acre (35 units per gross residential hectare), and consist of singles, street townhouses, semidetached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown conceptually on Schedule C are Mixed Residential. Mixed Residential shall be integrated into the overall residential development”.

The following tables demonstrate that the density calculations of the proposed Phase 2+ development conforms to the permitted densities of Policy 2.3.5 (5). A density analysis is also visually represented in the Design Brief in Appendix B.

Table 2: Density calculations for the Single Family (Low Density) areas (approximately 22 m x 50 m lot size)

Phase 2+	Approximate Units per Gross Residential Acre	Approximate Units per Gross Residential Hectare
Phase 2	2.94 2.65	7.27 6.55
Phase 3	2.89 2.59	7.15 6.41
Phase 4	3.49 2.75	8.62 6.80

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

Table 3: Density calculations for the Single Family (Medium Moderate Density) areas

Phase 2+	Approximate Units per Gross Residential Acre	Approximate Units per Gross Residential Hectare
Phase 2	5.60 5.55	14.80 13.71
Phase 3	6.15 5.81	15.21 14.37

Phase 2+	Approximate Units per Gross Residential Acre	Approximate Units per Gross Residential Hectare
Phase 4	5.60 5.16	13.85 12.75

The proposed Single Family (Medium Moderate Density) areas have an average density of approximately 13.61 units per gross residential hectare, and are below the maximum of 16 units per gross residential hectare for Phases 2-4.

Table 4: Density calculations for the Mixed Residential areas

Phase 2+	Approximate Units per Gross Residential Acre	Approximate Units per Gross Residential Hectare
Phase 2	13.10 8.09	32.37 20
Phase 3	9.48 11.19	23.45 27.66
Phase 4	0	0

Table 5: Land Use distribution in the Mahogany Community

Phase 2+	Approximate Total Unit Count	Percentage of Total (%)
Single Family (Low Density)	35 31	2.5 2.21%
Single Family (Medium Density)	703 629	50.21 45%
Mixed Residential	192 237	13.71 16.9%
Phase 2+ Total	930 897	64.1%
Phase 1 Total	211	15.07% 15%
Preliminary Phase 5 Total Projections	259 292	18.5 20.8%
Mahogany Community Total	1400	100%

The proposed Mixed Residential areas have an average density of approximately 9.73 23.83 units per gross residential hectare, and are which is below the maximum of 35 units per gross residential hectare for Phases 2-5. The Mixed Residential areas comprise approximately 17.57% 20% of the total residential units currently planned for Stages 1 to 4 and is below the maximum of 25%.

→ **Policy 2.3.5. (7):** The total amount of development in Phases 1 to 5 shown on Schedule D – Phasing for Mahogany Community shall not exceed 1,400 dwelling units and shall be built in accordance with the following phasing policies. It should be noted that the size of each phase as illustrated on Schedule D is conceptual in nature.

As shown in Table 5, the total amount of units proposed for the Mahogany Community is 1,400 dwelling units. They are proposed to be built in phases similar to the phasing Schedule illustrated in Schedule D (Figure 17).

→ **Policy 2.3.5. (8):** Planning approvals are in place for Phase 1 development of the Mahogany Community lands. The development of Phases 2 to 5 depends on the impact of the Vimy Memorial Bridge on the transportation network. The zoning amendments for each phase(s) of development will be supported by Traffic Impact Studies [...].

The Minto Mahogany Stage 2 - Traffic Impact Study, June 2017 has been prepared and submitted with the Zoning By-law Amendment and Draft Plan of Subdivision under a separate cover. The results of the Traffic Impact Study indicates that “the opening of the Vimy Memorial Crossing has reduced the demand on Bridge St (approximately 25% from 2010 to 2015), and subsequently the Manotick Main St/Bridge St intersection, providing additional capacity for the Mahogany development to gradually build out” (Parsons, 2017, pg. 18).

→ **Policy 2.3.5. (9):** The Design Guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community design guidelines dated October 30, 2008 should be used in the review of subsequent plans of subdivision to reflect village character.

The Design Guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community design guidelines dated October 30, 2008 informed the proposed design of Phase 2+ of the Mahogany Community.

→ **Policy 2.3.5. (10):** The site designated Natural Environment Area on Schedule C – Mahogany Land Use is subject to all the policies of Section 3.2.2 and 5.2.1 of the Official Plan, including the need for an Environmental Impact Statement (EIS) within 30 metres of the boundary of the Natural Environment Area; [...]

An Environmental Impact Statement has been prepared and submitted with the Zoning By-law Amendment and Draft Plan of Subdivision under a separate cover.

The proposed Phase 2+ development also conforms to all applicable policies in Section 2.3.5 - Mahogany Community in the Manotick Village Secondary Plan.

5.3 CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW 2008-250

The site is zoned Development Reserve 1 (DR1) as illustrated in Figure 5-4. The purpose of this zone is to recognize lands intended for “future village development in areas designated as Village in the Official Plan”. It aims to limit the range of permitted uses “to those which will not preclude future development options” and to impose “regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses”. This type of zone is typically used by municipalities on land where further land use planning is required.

Accordingly, a rezoning is required to implement Phase 2+ of the Mahogany Community which consists of residential, institutional, parks and open space uses. As part of the application process, a Plan of Subdivision application is being filed concurrently with the Zoning By-law Amendment with the City and will need to be approved prior to development taking place.

In keeping with the Design Guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community design guidelines dated October 30, 2008, Minto is proposing several housing typologies specific for the Mahogany Community. These include a range of building envelope layouts for the Single Family (Low and Moderate Densities) residential uses. In addition, the Mixed Residential units are represented by the townhouses typologies. The typologies are found in the Design Brief in **Appendix B**.

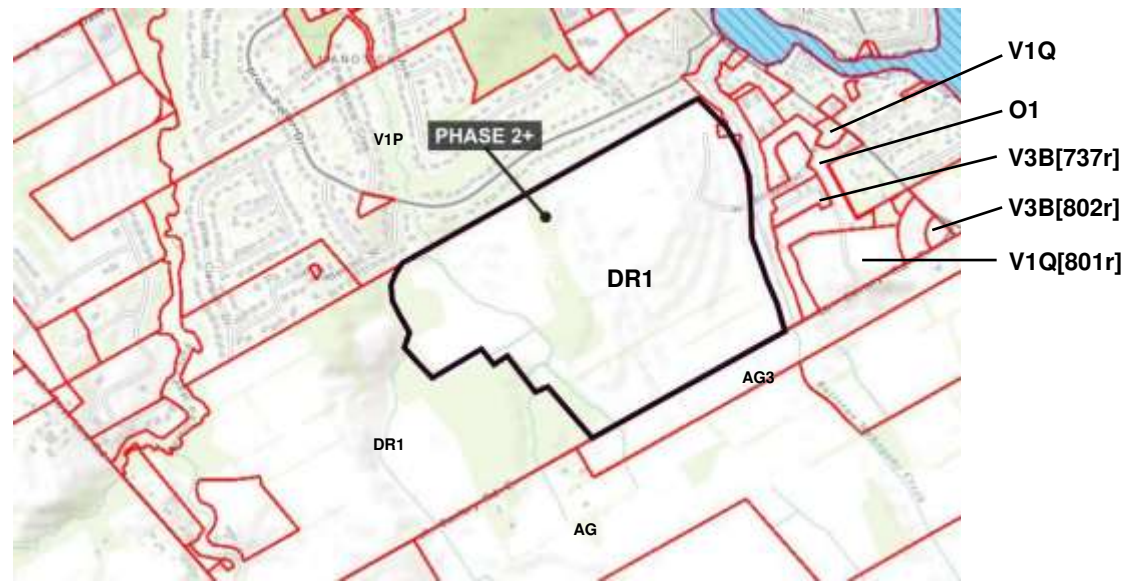


Figure 18: Zoning By-law 2008-250

The proposed zoning for the Single Family (Low Density) is to add a new Rural Exception to V1C (ii-other cases) [XXXXr] to permit the 72 ft single-detached dwellings, and add a new 4.5 landscape buffer to be added along any lot line abutting the Potter Drive lots. These lots would have a frontage that is close to 72 ft (22 m) x 50 metres lots. are proposed to be rezoned to create a new Village Residential First Density zone, subzone C, (ii) Exception XX (V1C(i))[Exception XXXXr].

The new Exception zone would require different front and corner yard setbacks, and maximum lot coverage. The following explains the planning and design rationale to the slight revisions to the zoning provisions. The minimum lot area is proposed to be increased from 600 m² to 915 m². The reason for this is to permit the 22 m x 50 m the larger single-detached lots. The minimum front yard setback is proposed to be reduced from 6.0 m to 3.0 m. The reason for this is that the design proposes the garage to be located at the side of the house, instead of protruding beyond the front lot line of the house. The location of the garage at the side will enhance the streetscape. For the dwellings on a corner lot, the minimum corner yard setback will be reduced from 4.5 m to 3 m. This proposed setback is the same as the front lot line. The maximum lot coverage is proposed to decrease from 40% to 30% which allows for less building mass on a lot and creating more space around the dwelling on the property and from adjacent lots. The lot coverage can be increased decreased as since the land will be provided developed with full municipal services. The proposed maximum height is 11 m, which is consistent with the provisions for the Village Residential First Density Zone, Subzone Q (V1Q) found in Phase 1 of the Mahogany Community. Furthermore, the new Exception would also include a provision for a 4.5 m landscaped buffer to be added along any lot line abutting the Potter Drive lots.

It is proposed that a new Village Residential Third Density V3 (XXX) subzone be created to accommodate the Single Family (Medium Moderate Density) detached dwellings on 45 ft, and 52 ft lots.

Single Family (Medium Moderate Density): The minimum front yard setback is proposed to the minimum lot area is proposed to be 300 390 m², with a minimum lot width of 12 13.7 m. The interior side yard setback is proposed to be 1.25, and 1 3 m for corner lots. The front yard setback is proposed to be 3 m. These proposed setbacks are comparable to the provisions for the V1Q zone in Phase 1. The 1 3 m corner side yard setback will help animate the streetscape and avoid blank building walls at key intersections. The proposed rear yard setback is 6 m for 1-storey, and 7.5 m for 2-storeys, and the maximum lot coverage is proposed to be 50%. The proposed maximum height is 11 m. These provisions are also consistent with the V1Q zone in Phase 1 of the Mahogany development.

In addition, a new Rural Exception is proposed to the Village Residential Third Density V3A [XXXXr] to accommodate the Mixed Residential housing types, consisting of 38 ft single-detached dwellings and townhouse dwellings (2-storey and bungalow townhomes). The proposed subzone will contain two (2) principal dwelling types: Single-detached and Townhouse. The following explains the planning and design rationale for the creation of the new subzone:

Single-detached dwellings (Mixed Residential): The minimum lot area is proposed to be 350 m² per dwelling unit with a minimum lot width of 12 m. The proposed front yard setback is proposed to be 3 m, which is consistent throughout the community. The proposed minimum interior side yard setback is proposed to be 1.25 m. The proposed minimum corner side yard setback is also proposed to be 3 m. The proposed setbacks are appropriate for single-detached dwellings of this width. The proposed minimum rear yard setback is also consistent with the community at 6 m for 1 storey and 7.5 m for two-storey, and includes a proposed minimum landscaped area of 30%. The proposed lot coverage is appropriate for land that will be developed on full municipal services. The proposed maximum height is limited to 6 m. The proposed maximum density (units per hectare) is 35 units per hectare which adheres to the policies of the Manotick Village Secondary Plan.

Townhouse dwellings (Mixed Residential): The minimum lot area is proposed to be 150 170 m² per dwelling unit with a minimum lot width of 6 m. The proposed front yard setback is proposed to be 3 m, which is consistent throughout the community. The proposed minimum interior side yard setback is proposed to be 1.6 m. The proposed minimum corner side yard setback is also proposed to be 1.6 m. The proposed setbacks are appropriate for townhouses of this width. The proposed minimum rear yard setback is also consistent with the community at 6.0 7.5 m and includes a proposed minimum landscaped area of 30%. The proposed lot coverage is appropriate for land that will be developed on full municipal services. The proposed maximum height is limited to 12 m, which is appropriate for a 2-storey townhouse. The proposed maximum density (units per hectare) is 35 units per hectare which adheres to the policies of the Manotick Village Secondary Plan.

Furthermore, a new Rural Exception is proposed to the Village Residential Third Density (V3A) [YYYYr] to permit bungalow townhomes as part of the Mixed Residential housing types. The minimum lot area is proposed to be 250 m² per dwelling unit with a minimum lot width of 8 m. The proposed front yard setback is proposed to be 3 m, which is consistent throughout the community. The proposed minimum interior side yard setback is proposed to be 1.6 m. The proposed minimum corner side yard setback is also proposed to be 1.6 m. The proposed setbacks are appropriate for townhouses of this width. The proposed minimum rear yard setback is also consistent with the

community at 6 m and includes a proposed minimum landscaped area of 30%. The proposed lot coverage is appropriate for land that will be developed on full municipal services. The proposed maximum height is limited to 12 m, which is appropriate for a 2-storey townhouse. The proposed maximum density (units per hectare) is 35 units per hectare which adheres to the policies of the Manotick Village Secondary Plan.

A copy of the Draft Zoning By-law Amendment can be found in **Appendix A** to this report.

6 SUMMARY OF OPINION

It is the professional opinion of WSP that the proposed Phase 2+ for the Mahogany Community represents good land use planning and is appropriate for the site for the following reasons:

- The proposed Phase 2+ development supports and is consistent with the Provincial Policy Statement.
- The proposed Phase 2+ development of the Mahogany Community conforms to the strategic directions and policies of the Official Plan. Phase 2+ proposes to provide a wide range of housing forms that is in keeping with the existing Village character and scale; to provide infrastructure that is integrated with the planned development; to protect parks and open space, and the natural environment; and to provide access to community facilities and services.
- The proposed Phase 2+ of the Mahogany Community meets several principles under the Urban Design and Objectives, as well as the Compatibility criteria of Section 4.11, Policy 2.
- The proposed Phase 2+ development also conforms to all applicable policies in Section 2.3.5 - Mahogany Community in the Manotick Village Secondary Plan.
- The proposed Phase 2+ complies with the general intent of the Zoning By-law and the V1C subzone and V3 zone.

Under Section 51(24) of the *Planning Act*, there are 13 criteria when considering a draft plan of subdivision and consents :

- a) “the effect of development of the proposed subdivision on matters of provincial interest”:
 - The proposed subdivision will not effect and are supported by matters of provincial interest. As previously noted in this Planning Rationale, the proposed Draft Plan of Subdivision is consistent with the PPS.
- b) “where the proposed subdivision is premature or in the public interest”:
 - The proposed subdivision is in the public interest as it will continue to provide diverse and appropriate housing options for residents of the City. The proposed development will have a similar form and function to Phase 1 of the Mahogany Community and the existing development pattern of the Village of Manotick.
- c) “whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any”:
 - As previously noted in this Report, the proposed Phase 2+ of the Mahogany Community conforms to the City’s Official Plan. The proposed Phase 2+ also conforms to the approved Plans of Subdivision for the Phase 1 of the Mahogany Community. Bridgeport Avenue is

proposed to be extended into Phase 2+, the block patterns and unit type/mix are compatible to Phase 1, and the trail system over Mahogany Creek provides access between Phase 1 and Phase 2+.

- d) “the suitability of the land for the purposes for which it is to be subdivided”:
 - As previously noted in this Report and through the findings of the supporting studies, the land is suitable for the subdivision and development of Phase 2+ of the Mahogany Community.
- e) “the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them”:
 - The proposed road network is designed to be safe for pedestrians, cyclists, and motorists. The modified grid network and hierarchy of streets ensure easy orientation throughout the community and allows for easy access to parks and other neighbourhood amenities. Two (2) new road connections are proposed to Century Road. The supporting studies, submitted under a separate cover, including detailed information about the road network, and studies regarding their adequacy within the proposed subdivision and the surrounding network.
- f) “the dimensions and shapes of the proposed lots”:
 - The dimensions and shape of the proposed lots **generally** conform to the policies in Section 2.3.5 of the Manotick Secondary Plan and are consistent with the general intent of the VIC subzone and V3 zone in the Zoning By-law.
- g) “the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land”:
 - There are no existing or proposed restrictions on the land for the proposed Phase 2+ development of the Mahogany Community.
- h) “conservation of natural resources and flood control”:
 - The Natural Environment Area (the woodlot) and the creeks on the Site are to be conserved and integrated into the parks and open space network within the Mahogany Community. The lands are not located in a flood zone.
- i) “the adequacy of utilities and municipal services”:
 - Municipal services are required to be constructed in order to service the proposed Phase 2+ development of the Mahogany Community. Details regarding the provision of utilities and municipal services have been submitted with the applications under a separate cover: Mahogany Community Phase 1 Stormwater Management and Fish Habitat Enhancement of the Unnamed Drain (Mahogany Creek), IBI group, November 2010.
- j) “the adequacy of school sites”:
 - A 2.90 ha site has been reserved for the Ottawa-Carleton District School Board (OCDSB) and the construction of an elementary school. The site requirements were determined

through consultation with OCDSB in January 2017. As a result, the school is centrally located with dual frontage on the local road network, and is adjacent to park.

- k) “the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes”:
 - It is proposed that a total of 3.81 ha (9.4 acres) of parkland is to be conveyed for public purposes. The parkland is to be divided into six (6) parks spread throughout the community.
- l) “the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy”:
 - The density of the proposed community and range of lot size and variety of housing typologies (including townhomes) optimizes the available land supply.
- m) “the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act”:
 - Site Plan Control does not apply to this application.

The proposed Draft Plan of Subdivision meets the applicable criteria under Section 51(24) of the *Planning Act*.

In conclusion, the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to support the proposed Phase 2+ development of the Minto Mahogany community represents good planning and is in the public interest.

Please feel free to contact me at Nadia.De-Santi@wsp.com or at (613) 690-1114 if you have any questions or require additional information.

Yours truly,



Nadia De Santi, MCIP, RPP
Senior Project Manager
Planning, Landscape Architecture and Urban Design

APPENDIX

A DRAFT ZONING BY-LAW AMENDMENT



DRAFT BY-LAW NO. 2017-XXXX

A by-law to amend the City of Ottawa Comprehensive Zoning By-law 2008-250.

WHEREAS By-law 2008-250 is a by-law to regulate the use of land, erect, place, alter, expand, or use any building within the territorial limits of the City of Ottawa therein defined:

AND WHEREAS The Zoning Map of By-law No. 2008-250, entitled “City of Ottawa Zoning By-law” is amended by rezoning the lands on Schedule A to this By-law from Development Reserve (DR) as follows:

AND WHEREAS the Council of the City of Ottawa deems it desirable to amend By-law 2008-250, for the purpose of changing the zoning in effect on land legally described as Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Gower, City of Ottawa.

THEREFORE, the Council of the City of Ottawa enacts as follows:

1. Add a new Village Residential First Density Zone, subzone C, Other cases, Rural Exception, V1C, (ii)[XXXXr], to Section 240 – Rural Exceptions with provisions similar in effect to the following:

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	X Maximum Density (units per hectare)
V1C ³ (ii)[XXXXr]	900 915	18.3	3	1.2 1.25	3	6 for 1 storey 7.5 for 2 storeys	30	11	

2. Add a new provision to the new exception V1C, (ii)[XXXXr], to Section 240 – Rural Exceptions with provisions similar in effect to the following:

- A landscaped buffer of 4.5 metres in depth is required along any lot line abutting the properties at 1288, 1284, 1280, 1276, 1272, 1268, 1264, 1260, 1254, 1250, 1246, 1240, 1236, 1232, 1228, 1224, 1220, 1216, 1212, 1206, 1202, 1196, 1192, 1188, 1184, 1178, 1172, and 1166 Potter Drive.
- The 4.5 metre landscaped buffer must be maintained in its natural state.

3. That in Section 236 of the V3 Residential Third Density Zone, is hereby amended by adding the following new subzone V3(XXX) to Table 236: V3 Subzone Provisions:

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	X Maximum Density (units per hectare)	
V3(XXX)	(i) detached dwelling	300 390	12 13.7	3	1.2 1.25	1 3	6 for 1 storey 7.5 for 2 storeys	N/A	50	11	N/A
	(ii) townhouse dwelling	150	6 per dwelling unit	3	1.2	1.6	6	30	N/A	12	35 units per hectare

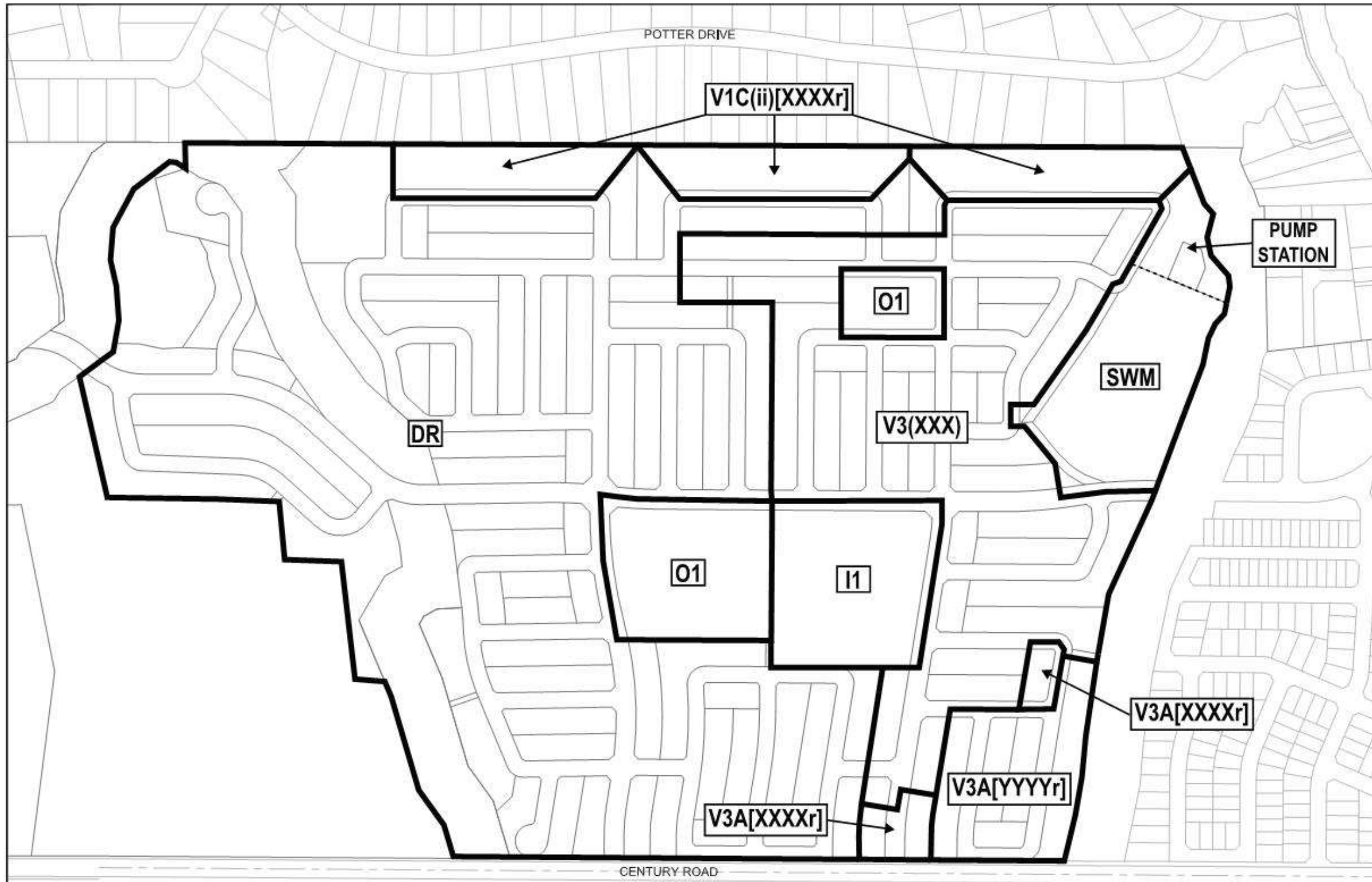
4. Add a new Rural Exception, to the Village Residential Third Density Zone, Subzone A, V3A [XXXXr], to Section 240 – Rural Exceptions with provisions similar in effect to the following:

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	X Maximum Density (units per hectare)	
V3A [XXXXr]	i) detached dwelling	350 per dwelling unit	12 per dwelling unit	3	1.25	3	6 for 1 storey 7.5 for 2 storeys	30	40	6	35 units per hectare
	ii) townhouse dwelling	170	6 per dwelling unit	3	1.6	1.6	7.5	30	N/A	12	35 units per hectare

5. Add a new Rural Exception, to the Village Residential Third Density Zone, Subzone A, V3A [YYYYr], to Section 240 – Rural Exceptions with provisions similar in effect to the following:

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	X Maximum Density (units per hectare)	
V3A [YYYYr]	i) Bungalow townhouse dwelling	250	8 per dwelling unit	3	1.6	1.6	6	30	N/A	12	35 units per hectare

6. Parks and Open Space (O1); and
7. Minor Institutional (I1).



This is "Attachment 1" to
Zoning By-law 2018-XXX

Prepared by WSP
May 8, 2018

Rezone from Development Reserve (DR) to the following zones:

- Add a new Village Residential First Density Zone, subzone C, Other cases, Rural Exception, V1C, (ii)[XXXXr]
- Add a new subzone V3(XXX)
- Add a new Rural Exception, to the Village Residential Third Density Zone, Subzone A, V3A [XXXXr]
- Add a new Rural Exception, to the Village Residential Third Density Zone, Subzone A, V3A [YYYYr]
- Parks and Open Space (O1)
- Minor Institutional (I1)

DRAFT



1:2000

APPENDIX

B DESIGN BRIEF





MAHOGANY

MAHOGANY COMMUNITY PHASE 2+ REVISED DESIGN BRIEF MAY 2018





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Figure 1 Mahogany Community - Phase 1

SCOPE AND INTENT

The purpose of this Design Brief is to provide a vision and design inspirations for Phase 2+ of the Mahogany Community. The vision and design inspirations presented in this document reflect design objectives from the Development Concept Plan (DCP) [January, 2008), Manotick Secondary Plan (Amendment #162, March 3, 2016), Exhibit 13 from the Ontario Municipal Board Decision (PL080373 - April 8, 2009), Community Workshop (April 8, 2017), and City of Ottawa Official Plan.

This document also provides additional refinements to prior design inspirations and objectives based on a public engagement session that was held during the planning and design process. Moreover, this Design Brief serves as a continuation of the Mahogany Community - Phase 1 Design Brief (September 2009) to support a consistent transition from Phase 1 to Phases 2, 3 and 4. Therefore, this Design Brief should not be considered as a stand-alone document.

This Design Brief will discuss and illustrate the following aspects:

- Manotick and Mahogany Context;
- Summary of Public Engagement and Analysis;
- Vision and Design Principles;
- Overall Concept Plan;
- Built Form and Housing Typologies;
- Park, Open Space Network & Natural Features;
- Street Systems and Character; and
- Gateway Features.

The text and images presented in this Design Brief are conceptual in nature; their purpose is to provide a representation of the vision and appearance for Phase 2, 3 and 4 of Mahogany. Moreover, Phase 2, 3 and 4 will be referred to as 'Phase 2+' going forward in this Design Brief.

CONTEXT

The Village of Manotick (Figure 2) is located 40km south of Downtown Ottawa. Mahogany Community (Figure 3), which is approximately 194 hectares (480 acres), is located along the southern border of Manotick. Mahogany is bounded by Rideau Valley Drive / Manotick Main Street to the east, Century Road to the south, First Line Road to the west and an existing residential area of Manotick Estates to the north. The subject site (Phase 2, 3 and 4) is designated as Mahogany Community under the Manotick Secondary Plan. Phase 1 has a variety of zones; while Phase 2+ is zoned Development Reserve Subzone 1 (DR1). Key features surrounding the community include the Rideau River and the 'Village Core'.

Phase 2+ (Figure 4) is located directly west of Phase 1. Overall, the subject site is approximately 85 hectares (210 acres). The area for each phase is as follows:

- Phase 2 - ± 35 hectares
- Phase 3 - ± 25 hectares
- Phase 4 - ± 25 hectares

Features of interest within the subject site include two watercourses, a natural woodlot and a pump station. Existing Natural Environmental Areas borders the western boundary of Phase 4.

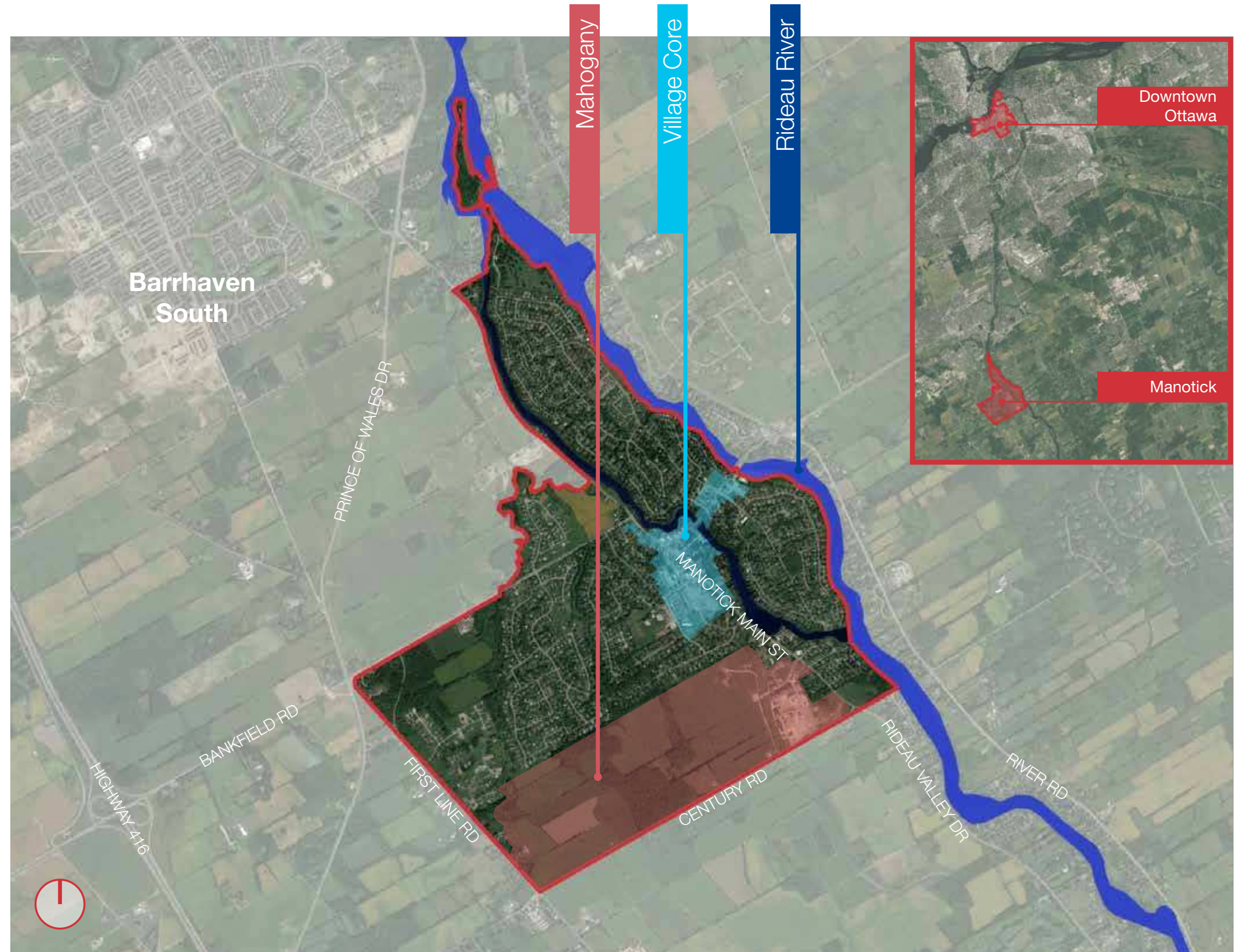


Figure 2 Village of Manotick

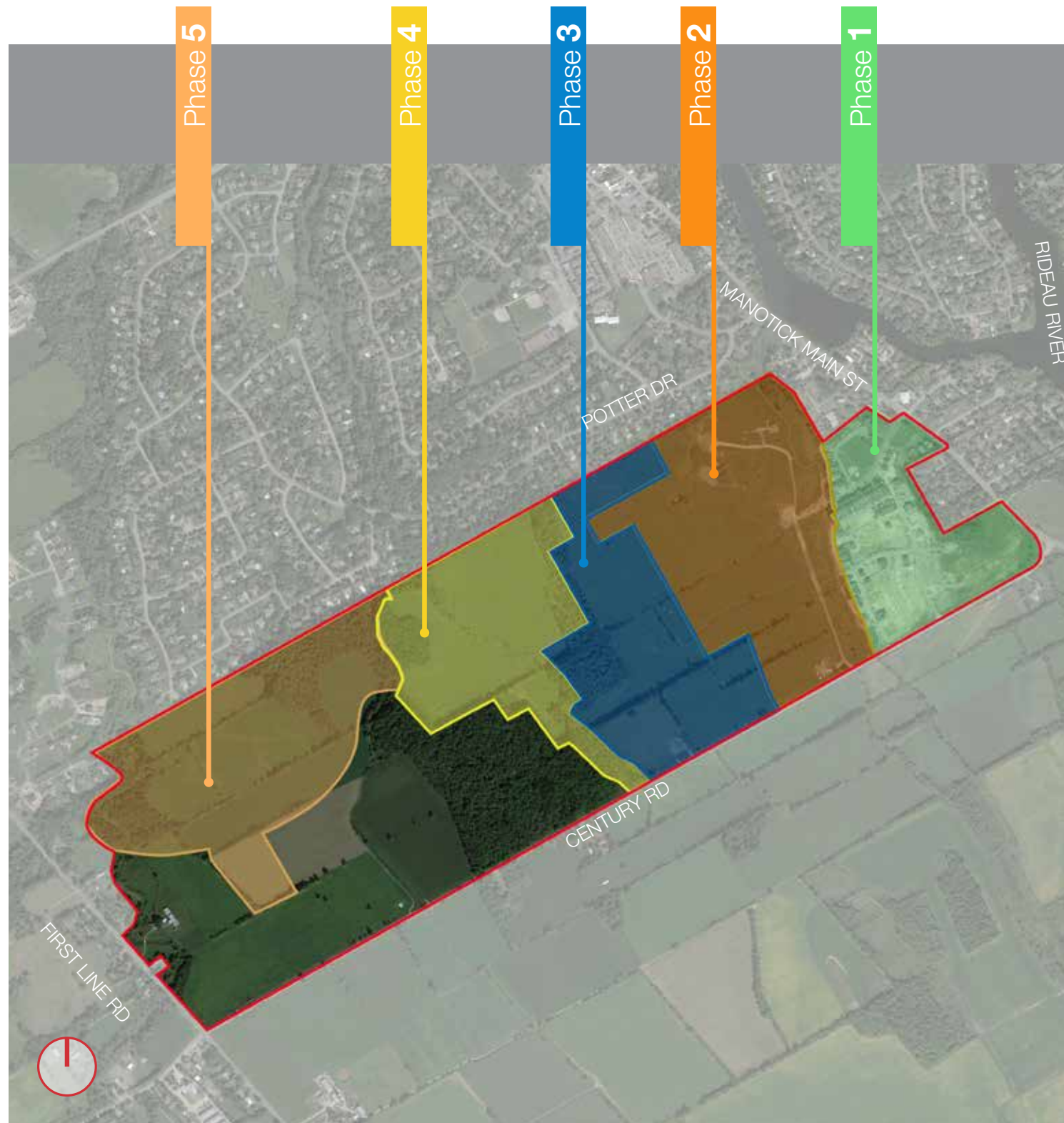


Figure 3 Mahogany Community Phases

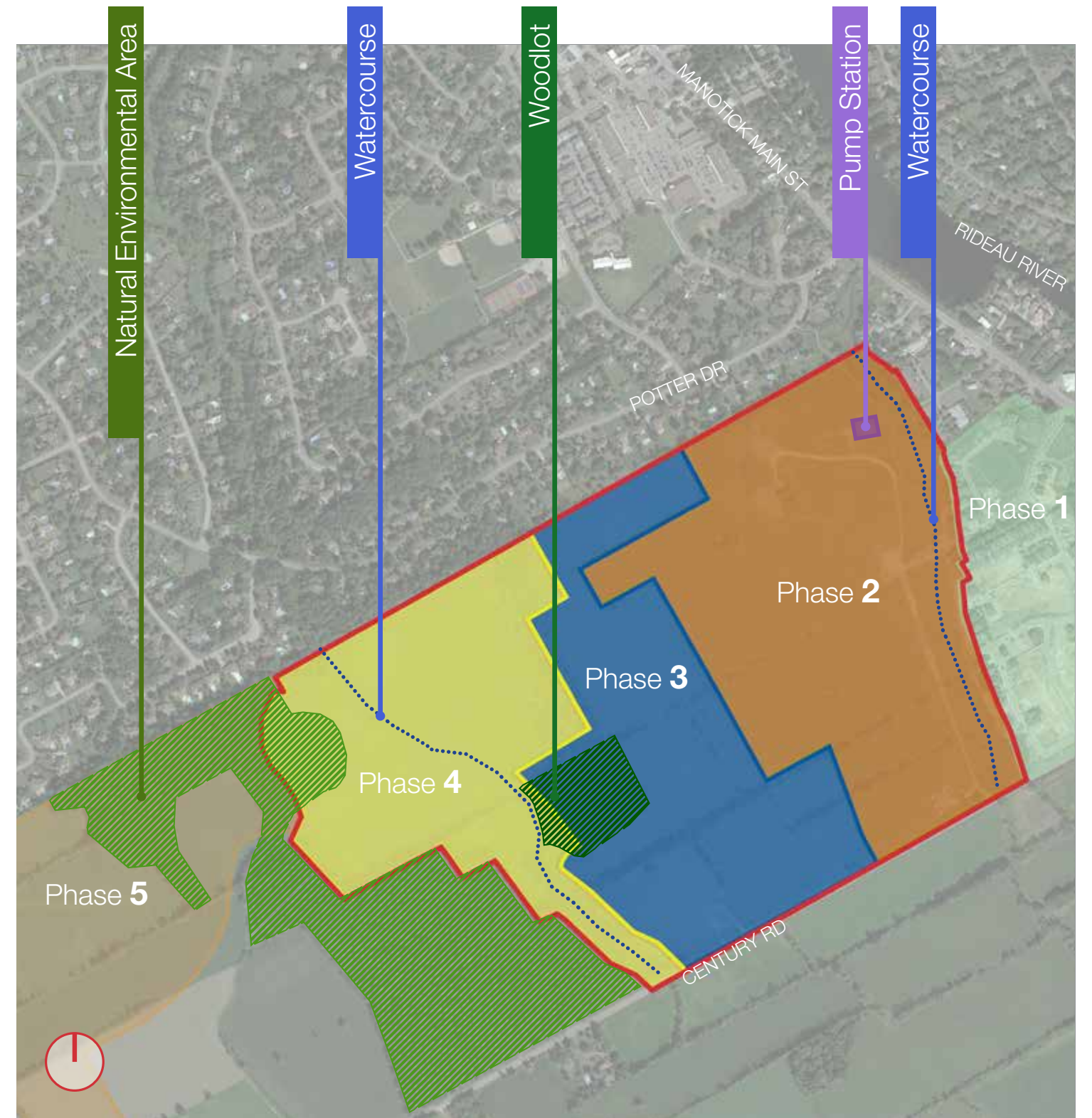


Figure 4 Subject Site - Phase 2+ (Phase 2, 3 & 4)

PUBLIC ENGAGEMENT SUMMARY & ANALYSIS

On April 8, 2017, future and existing residents of Mahogany Phase 2+ were invited to participate in a workshop regarding the Phase 2+ lands. Groups were provided a base map of the subject site, a workbook and area templates corresponding to permitted land uses in order to develop a concept plan.

Figure 5 illustrates overlays of each of the common features and their placement on the Phase 2+ lands. Areas that appear darker in colour represent a common locational preference. Figure 6 provides notes related to each workshop group's concept plan. Common themes that resulted from the workshop are as follows:

- Single Detached Low Density to be predominantly located north of the Bridgeport Avenue extension;
- A majority of Mixed Residential to be located adjacent to Century Road - as well as near the primary access into Phase 2+ off Century Road;
- Parks should be evenly distributed throughout Phase 2+ and the woodlot should be preserved;
- School site should be adjacent to the Bridgeport Avenue extension and Century Road access;
- Bridgeport Avenue extension should maintain a curvilinear pattern; and
- An extensive pathway network that connects parks, natural open space and creek corridors should be incorporated - in addition to access onto Potter Drive to the north.



Figure 5 Common Themes from Workshop Concept Plans

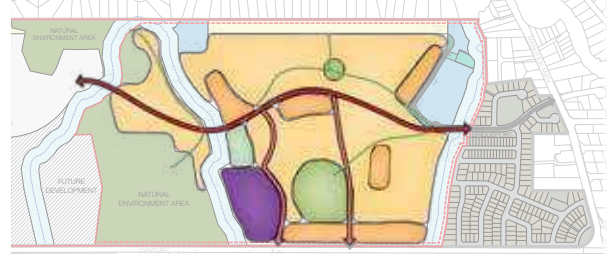

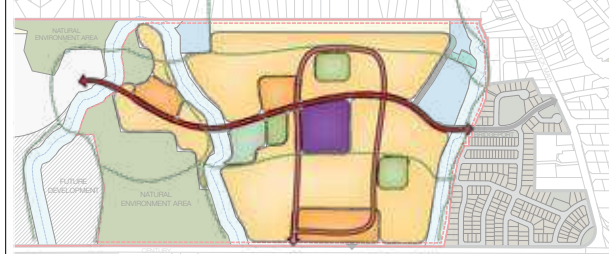
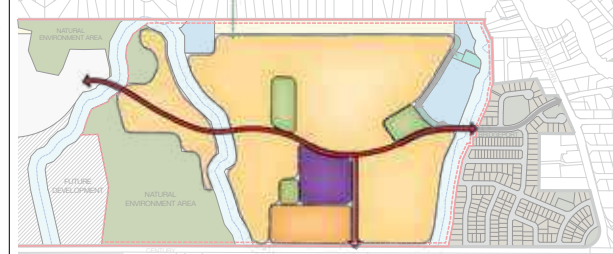
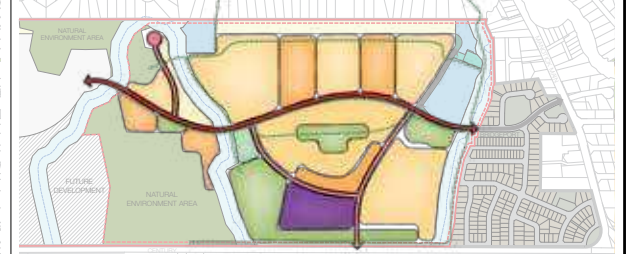
Table 1	Table 2	Table 3	Table 4	Table 5
				
<ul style="list-style-type: none"> • Curved east-west collector • 2 connections to Century; with one connection serving the school • School situated close to Century but isolating traffic to school • School is next to the creek to enable children to discover-outdoor classroom opportunities • Central park close to the school • Use parking by school – share for park use • Spread mixed residential (not all in one spot) • Use only 25% of 25% allocation – push to other phases • Transition from low to moderate density • Reduce the size of the woodlot to have adjacent active park • Trail/pedestrian network split north and south of the e-w collector to create a loop • General comments – sufficient parking for mixed residential and public roads (no private roads) to facilitate on road parking 	<ul style="list-style-type: none"> • School – destination for all of Manotick • Connection to the north (pedestrian) through existing easement • Community park with school – reduce parkland based on shared services (parking, sports-fields) • East-west collector road with roundabouts – feature with north-south collector • Potential for a roundabout at the school/park and north-south collector • Grid pattern (no cul-de-sacs) • Mixed residential along north-south collector – no driveways • Mixed residential mixed with moderate (not all in one spot) • Moderate density along creeks • Roadways integrate pedestrian and cycling • Low and moderate density inside the woodlot • A small, discrete local commercial near the school that supports small scale commercial establishments such as a general store, doctor/dentist, coffee shop/meeting place • Complete streets with landscaping • Transit route – ROW wide enough • Truck routes – inside and outside Mahogany • Rear lane product along the creek • Red circles on the plans are for either a traditional intersection or roundabouts, pedestrian crossovers • Please reference the “No place to grow old” study done by the Institute for Research on Public Policy published in March 2017. 	<ul style="list-style-type: none"> • East-west collector route – curved not straight • Walking paths – big ring from Stage 1 creek crossings through community to/through woodlot to creeks back to residential. • Connection north to Potter’s Drive • 1-2 connections to Century • Mixed residential along Century Road, creeks, spread throughout • School on e-w collector • 2 Smaller parks – walking distance to residents • Bridge across creeks • Woodlot was maintained 	<ul style="list-style-type: none"> • Pathway around stormwater management (swm) ponds – link to Potter’s Drive • 2 crossings of the creek • Break community park into two – one with the school and one over to the east • Mixed residential at Century and north-south collector • Park near swm pond #2 • North of e-w collector – create pockets of crescents/p-loops – enclaves of residential lots for 60’ Singles • Only ½ of the 25% of Mixed residential used in phase 2-4, other half in stage 5 • Pathway/road connection on Potter drive (easement) • Woodlot was removed • Safety along pathways – housing fronting on pathways, lighting and other activities along pathways 	<ul style="list-style-type: none"> • Mahogany – welcome Village into the community; Mahogany welcome out in the Village • Swm pond #2 with walkway and connections north to Potter’s Drive • Creek crossings – mimic Bridgeport bridge structure with lookouts and benches (the * on the plan indicate potential locations) • School at Century Road – with treed buffer and Community park with school and a connection to the woodlot • 2 Parkettes along east-west collector • Mixed and moderate density integrated • 60’ Singles along the creek beside Stage 1 • Cul-de-sacs north of e-w collector • High density in the woodlot, between the large woodlot and creek • Spread out mixed residential • Walkability to school – no street/car hazards • 5-10 minute walk to green space • Local commercial – coffee shop

Figure 6 Workshop Concept Plans Summary

VISION

As expressed in prior documents, the community vision for Mahogany Phase 2+ will continue to reflect the:

‘Existing character of the Village of Manotick, the historical legacy of the area, the local iconography of the Rideau Canal and a strong sensitivity towards the existing natural and cultural features on the site and surroundings’

The look and character of Phase 2+ will integrate with Mahogany Phase 1 and coincide with adjacent neighbourhoods and the Village of Manotick as a whole.

The following design objectives will help support the vision for Mahogany Phase 2+:

- Maintain and Enhance Village Character;
- Incorporate a Variety of Built Form;
- Ensure Strong Connectivity;
- Create Interesting and Varied Streetscapes; and
- Provide Adequate Park and Open Spaces - Preserve Existing Natural Features

DESIGN OBJECTIVES



Figure 7 Watson's Mill, Manotick

Maintain and Enhance Village Character

Mahogany Phase 2+ will function as an extension of the existing village and acknowledge the local identity and community fabric, while still being its own distinctive place. Some characteristics that are representative of the existing village character include, but are not limited to, variable architectural housing styles that are low in height; streets that provide views and vistas towards natural features and amenities; and preserved natural environmental areas that are accessible and serve as a destination.



Figure 8 Varying Architectural Elements

Incorporate a Variety of Built Form

Mahogany Phase 2+ will exhibit a diversity of architectural housing styles and forms. The housing will incorporate architectural features, colours and materials that are sensitive to the village theme and existing characteristics present throughout Manotick. Incorporating this architectural palette will help compliment the surrounding neighbourhood.



Figure 9 Neighbourhood Trail/Pathway Connection

Ensure Strong Connectivity

Mahogany Phase 2+ will provide a logical street system and pathway network that is oriented towards making parks, natural features and neighbourhood amenities easily accessible via all modes of transportation. Expanding connections to existing features adjacent to Phase 2+ will ensure a cohesive community network. Roads will be designed to minimize block lengths for easier navigation, and to enhance views and vistas towards special areas, such as natural areas, stormwater management ponds, and parks.



Figure 10 Tree-Lined Streetscape

Create Interesting and Varied Streetscapes

Streets will be designed to a high quality and standard to promote social interaction, and provide multiple routes and connections to neighbourhood amenities. A hierarchy of different complete street typologies will create visual interest throughout the community. Main entrances to homes will remain visible along the street and intersecting corners to enhance views. Streets will also provide terminating views and vistas towards parks, natural features and other neighbourhood amenities.



Figure 11 Major Ross W. Chamberlain Park

Provide Adequate Park & Open Space Opportunities / Preserve Existing Natural Features

A series of passive and active park spaces will be incorporated in order to facilitate a healthy environment. Parks will be developed in phases 2 and 3; located in areas that are visible along key streets; and evenly dispersed throughout the community in order to accommodate residents and visitors within a walkable radius. Furthermore, natural areas and woodlots will be preserved and thoroughly accessible.

CONCEPT PLAN

Mahogany Phase 2+ will be designed with the intent of providing thorough connectivity and accessibility for residents and visitors throughout the community. The presented road pattern allows for sightliness and accessible linkages to parks, open space, natural features and other neighbourhood amenities.

Phase 2+ consists of three entry points into the community - two along Century Road and the Bridgeport Avenue extension from Phase 1. The Bridgeport Avenue extension will serve as the main east-west spine road through Phase 2+ and into the future Phase 5 development. The neighbourhood collector road closest to Phase 1 will serve as the primary north-south collector from Century Road. A round-a-bout at the intersection of the Bridgeport Avenue extension and westernmost north-south collector road from Century Road will help mitigate excess traffic around the neighbourhood park. Incorporating these three entrances allows for an efficient distribution of site traffic when entering and exiting the community.

Homes will be oriented to flank neighbourhood collector roads to minimize the amount of driveways present along the streetscape. Corner units at the end of these flanking blocks will have their main entrances visible along collector roads in order to visually enhance and positively address the street.

An important feature of the Phase 2+ concept is the notion of a 'Greener Bridgeport'. Encompassing several flanking blocks on the north-side of the Bridgeport Avenue extension are expanded boulevard spaces ('Green Boulevards') that incorporates a meandering pathway and informal tree planting - similar to the planting scheme fronting the rear lane townhomes in Phase 1. The Green Boulevards will reinforce the notion of a 'Greener' Bridgeport Avenue and provide more natural aesthetic and character to Bridgeport Avenue.

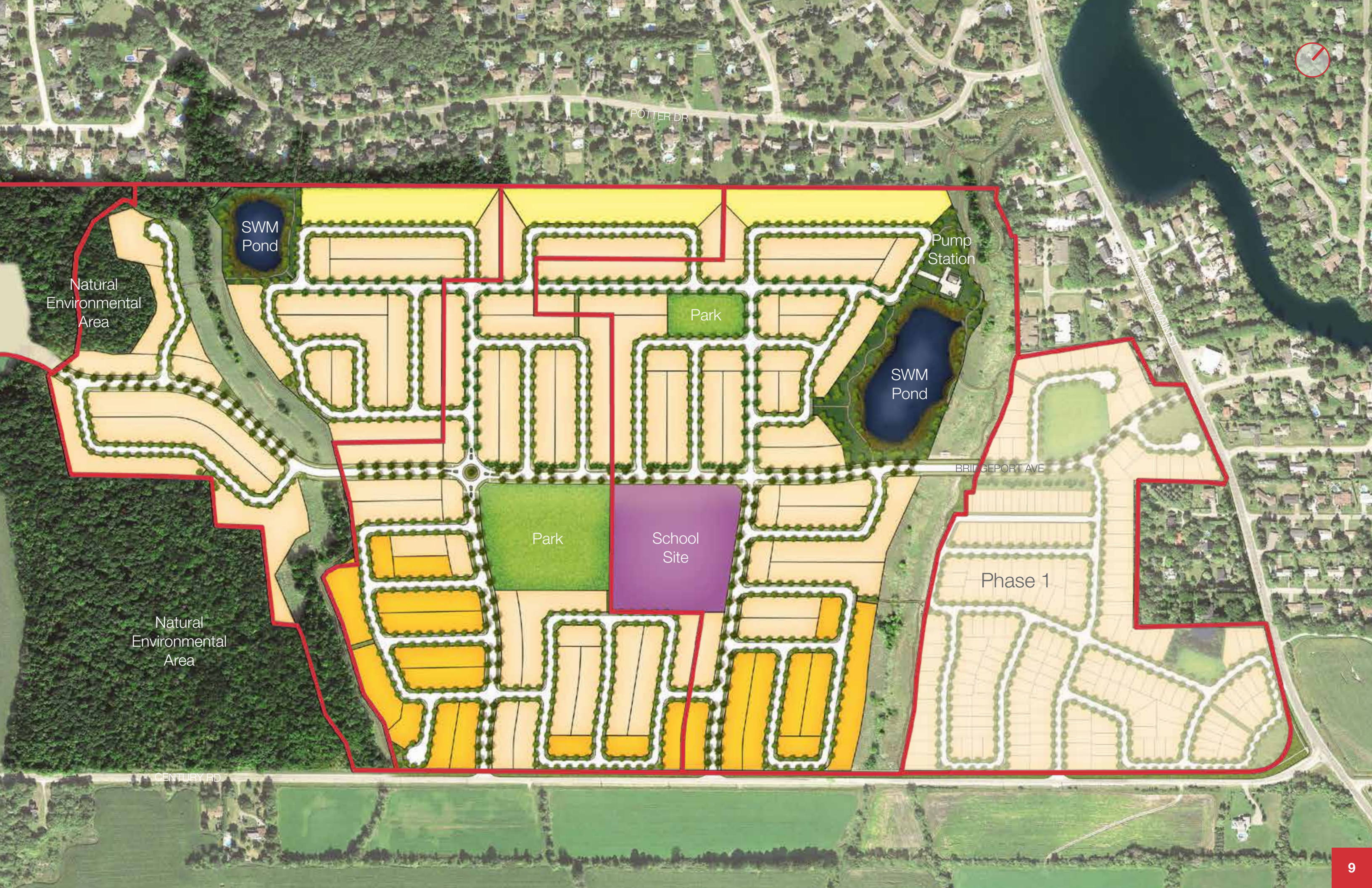
Another important feature of the concept are the strategically located park spaces, which cater to its surrounding population in each quadrant of the plan. Views of the parks are either exposed along a neighbourhood collector road, or are placed at a termination point along a local road. Where possible, homes will front onto parks, open space and other natural features in order to maximize views to these amenities.

Gateway features and fencing treatments - similar to those used in Phase 1 - will be placed at both entry points along Century Road. Furthermore, window streets fronting Century Road and the stormwater management (swm) pond along the Bridgeport Avenue extension will incorporate secondary feature markers and fencing to continue the theming throughout the community. These features will help support the community's identity and provide a sense of arrival into Mahogany.

Overall, Phase 2+ of Mahogany will continue to build on Phase 1 and provide a distinct neighbourhood identity while still respecting the existing local character of Manotick.



Figure 12 Illustrative Master Plan



POTTER DR

SWM Pond

Natural Environmental Area

Pump Station

Park

SWM Pond

HANNOCK MAIN ST

BRIDGEPORT AVE

Park

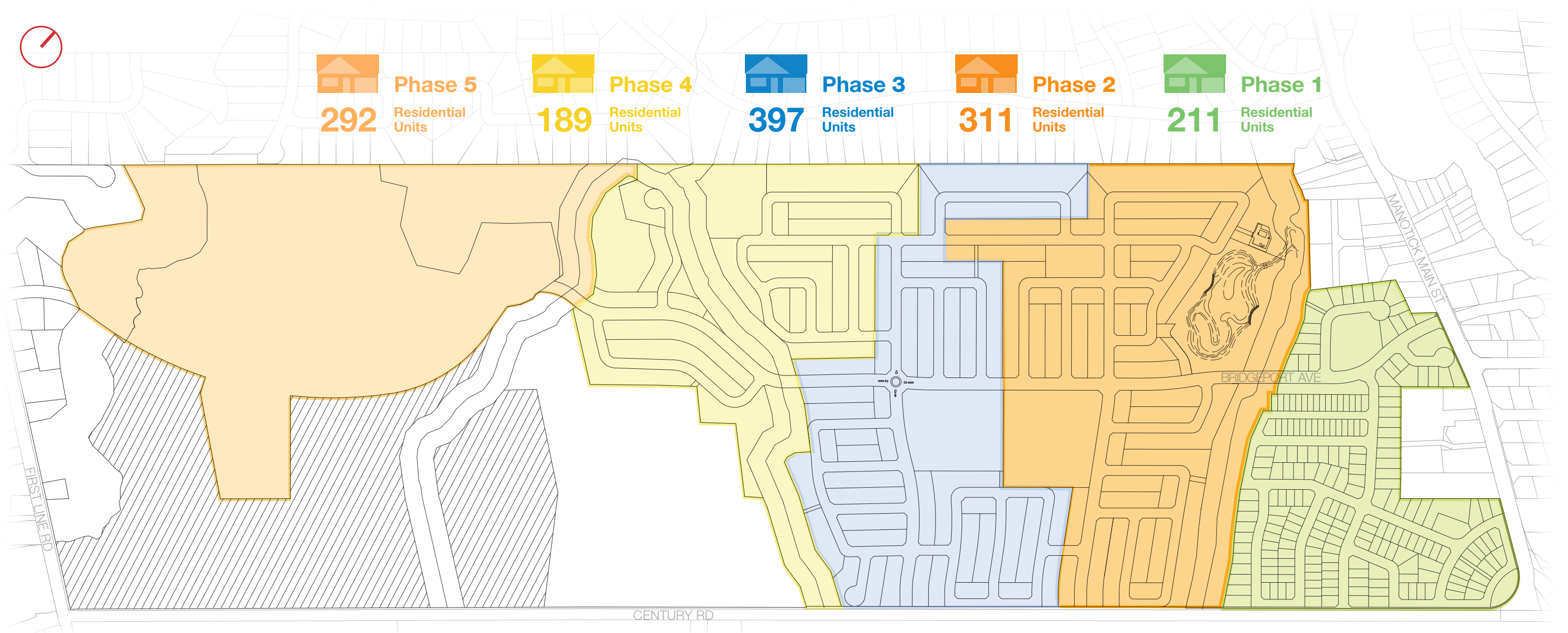
School Site

Phase 1

Natural Environmental Area

CENTURY RD

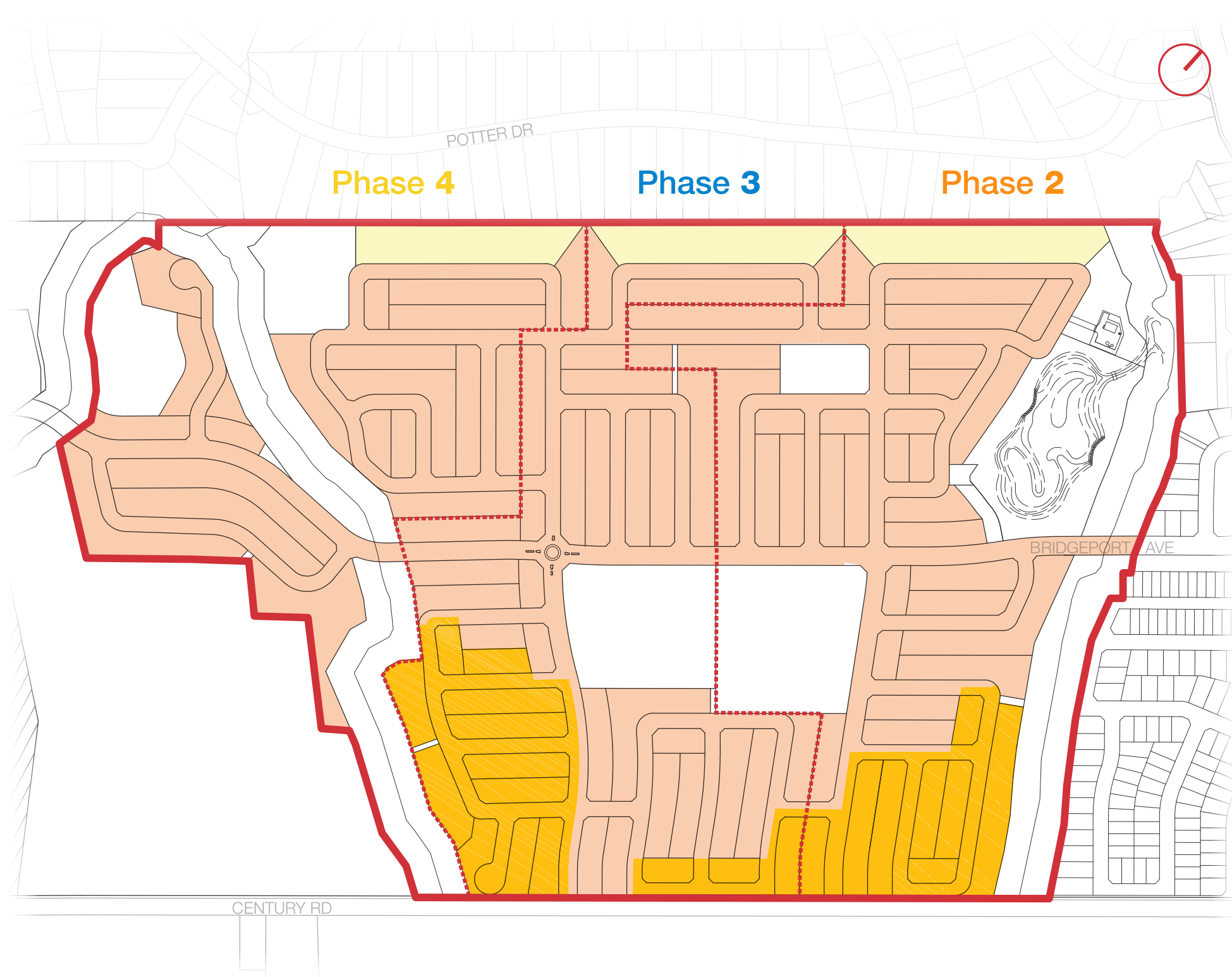




	Proposed Mahogany Community Statistics	Current Secondary Plan Requirements
Residential Units	1400	1400 Maximum
Single Detached Low Density (units/gross hectare)	8.92	-
Single Detached Moderate Density (units/gross hectare)	12.97	16.00 Maximum
Mixed Residential (units/gross hectare)	23.28	35.00 Maximum

Figure 13 Mahogany Community Density Summary

* No density requirements. Requirements state Single Detached (Low Density) areas will provide approximate lot sizes of 22m x 50m



Legend

- Phase 2+ Boundary
- - - Internal Phase Boundaries
- Single Detached (Low Density)
- Single Detached (Moderate Density)
- Mixed Residential

Density Analysis

The Manotick Secondary Plan (March 3, 2016) provides requirements for land use and associated densities for the Mahogany Community. To summarize, Single Detached (Low Density) areas will provide approximate lot sizes of 22m x 50m. Single Detached (Moderate Density) may have a maximum density of 7 units per gross residential acre (16 units per gross residential hectare). Mixed Residential may have a maximum density of 14 units per gross residential acre (35 units per gross residential hectare) and not consist of more than 25% of the total residential unit count. Furthermore, the community shall not exceed 1400 dwelling units.

As seen in Figure 13, the Mahogany Community achieves the 1400 dwelling units count. Furthermore, the density of each phase, as well as the density of the community as a whole, conforms to the density requirements stated in the Secondary Plan. Figure 14 illustrates the varying land use designations and corresponding densities for Phase 2+. As depicted, the Single Detached (Low Density) is primarily located along the northern boundary in order to mirror the adjacent Potter Drive residential deep lot conditions. Mixed Residential zones are located adjacent to Century Road and along the two neighbourhood collector roads. The rest of the plan will consist of Single Detached (Moderate Density). Figure 15 provides a statistical breakdown of Phase 2+.

Figure 14 Phase 2+ Density Map



1400 Residential Units
Maximum

Single Detached Low Density
(units/gross hectare)*

16.00 Single Detached Moderate Density
(units/gross hectare)
Maximum

35.00 Mixed Residential
(units/gross hectare)
Maximum

Phase 2

Unit Count	Approximation
Single Detached Low Density	11
Single Detached Moderate Density	227
Mixed Residential	73
Total	311
Density	du/ha
Single Detached Low Density	6.55
Single Detached Moderate Density	13.71
Mixed Residential	20.00
Total	14.21

Phase 3

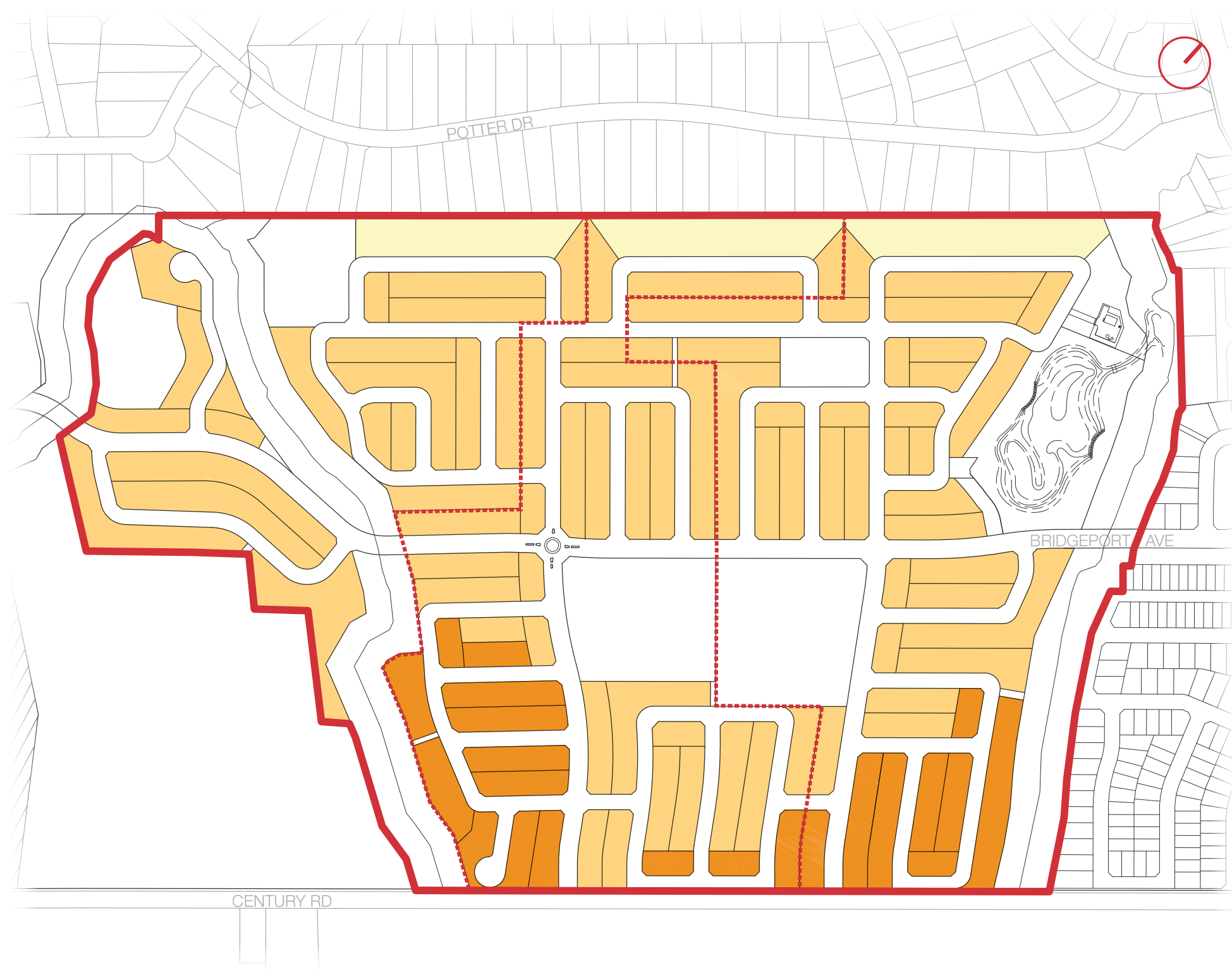
Unit Count	Approximation
Single Detached Low Density	10
Single Detached Moderate Density	223
Mixed Residential	164
Total	397
Density	du/ha
Single Detached Low Density	6.41
Single Detached Moderate Density	14.37
Mixed Residential	27.66
Total	17.25

Phase 4

Unit Count	Approximation
Single Detached Low Density	10
Single Detached Moderate Density	179
Mixed Residential	0
Total	189
Density	du/ha
Single Detached Low Density	6.80
Single Detached Moderate Density	12.75
Mixed Residential	0.00
Total	12.19

Figure 15 Phase 2+ Density Summary

* No density requirements. Requirements state Single Detached (Low Density) areas will provide approximate lot sizes of 22m x 50m



Legend

- Phase 2+ Boundary
- - - Internal Phase Boundaries
- 72' Single Detached Homes (50m Deep Lot)
- 45' & 52' Single Detached Homes
- Mixed Residential (38' Single Detached Homes, 2-Storey Townhomes, and Bungalow Townhomes)

BUILT FORM & HOUSING TYPOLOGIES

The built form for Phase 2+ will complement the existing architectural character and attributes found within Manotick and Mahogany Phase 1. Housing will predominantly consist of 1.5 to 2 storey building heights. The proposed lot sizes and setbacks will provide units with an ample amount of private space in the front, side and rear yards to avoid the typical suburban setback condition.

The architectural styles in Phase 2+ will be consistent with Manotick and Mahogany Phase 1. Traditional architectural elements such as dormers, porches and distinctive roof lines will help in capturing the village character. Furthermore, building materials - such as brick, stone and wood siding to name a few - will be incorporated into the architecture in order to correspond to existing materials found in the 'Village Core'. Corner units will be designed to have their main entrances respond to their location - i.e. fronting a park, street corner, natural area - in order to provide enhanced visual presence.

Housing typologies that will be incorporated in Phase 2+ include the following:

- Single Detached Homes
- 2-Storey Townhomes
- Bungalow Townhomes

The community will mainly consist of Single Detached Homes; which is consistent with the surrounding neighbourhood. Deeper Single Detached Homes are situated along the northern boundary in order to mirror the adjacent Potter Drive residential deep lot conditions. The addition of 2-storey Townhomes and Bungalow Townhomes along Century Road will provide additional housing types in order to broaden choices due to a changing demographic profile. The following Figures provide built form sitings and corresponding architectural rendering precedents for each housing typology.

Figure 16 Phase 2+ Built Form & Housing Typology Map

38' Single Detached Home

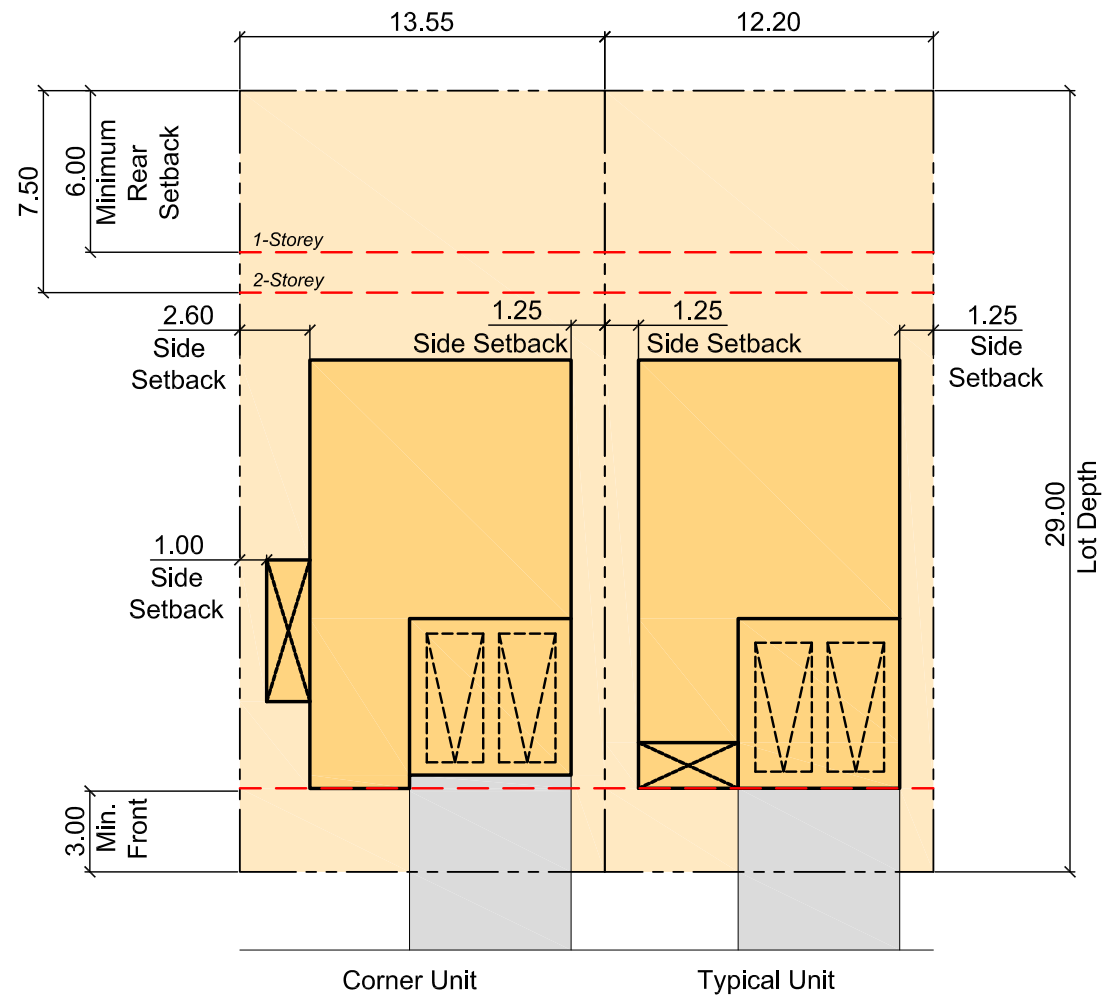


Figure 17 38' Single Detached Home Lotting Standard and Measurements



Traditional Style



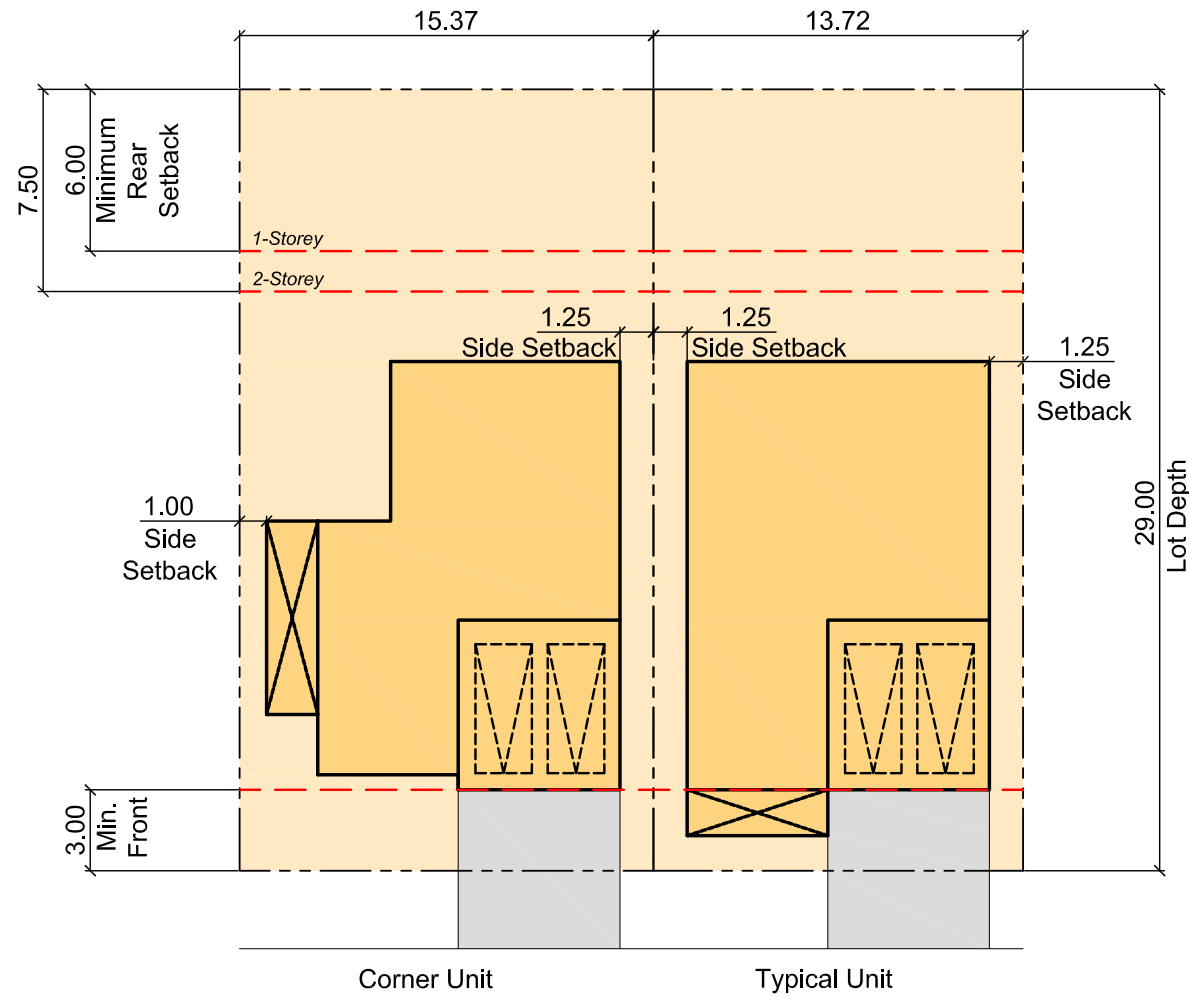
Contemporary Style



Traditional Style Corner Project

Figure 18 Conceptual Architectural Renderings - 38' Single Detached Home from Mahogany Phase 1

45' Single Detached Home



Traditional Style



Contemporary Style

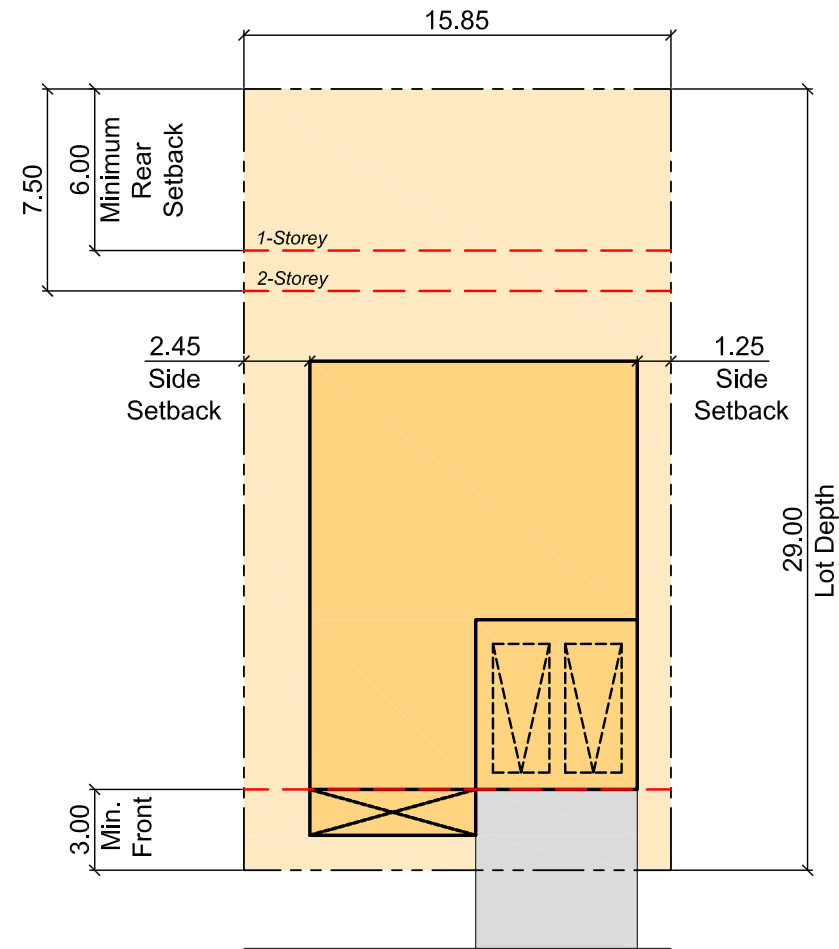


Traditional Style Corner Product

Figure 19 45' Single Detached Home Lotting Standard and Measurements

Figure 20 Conceptual Architectural Renderings - 45' Single Detached Home from Mahogany Phase 1

52' Single Detached Home



Traditional Style



Traditional Style



Contemporary Style

Figure 21 52' Single Detached Home Lotting Standard and Measurements

Figure 22 Conceptual Architectural Renderings - 52' Single Detached Home from Mahogany Phase 1

72' Single Detached Home (50m Deep Lot)

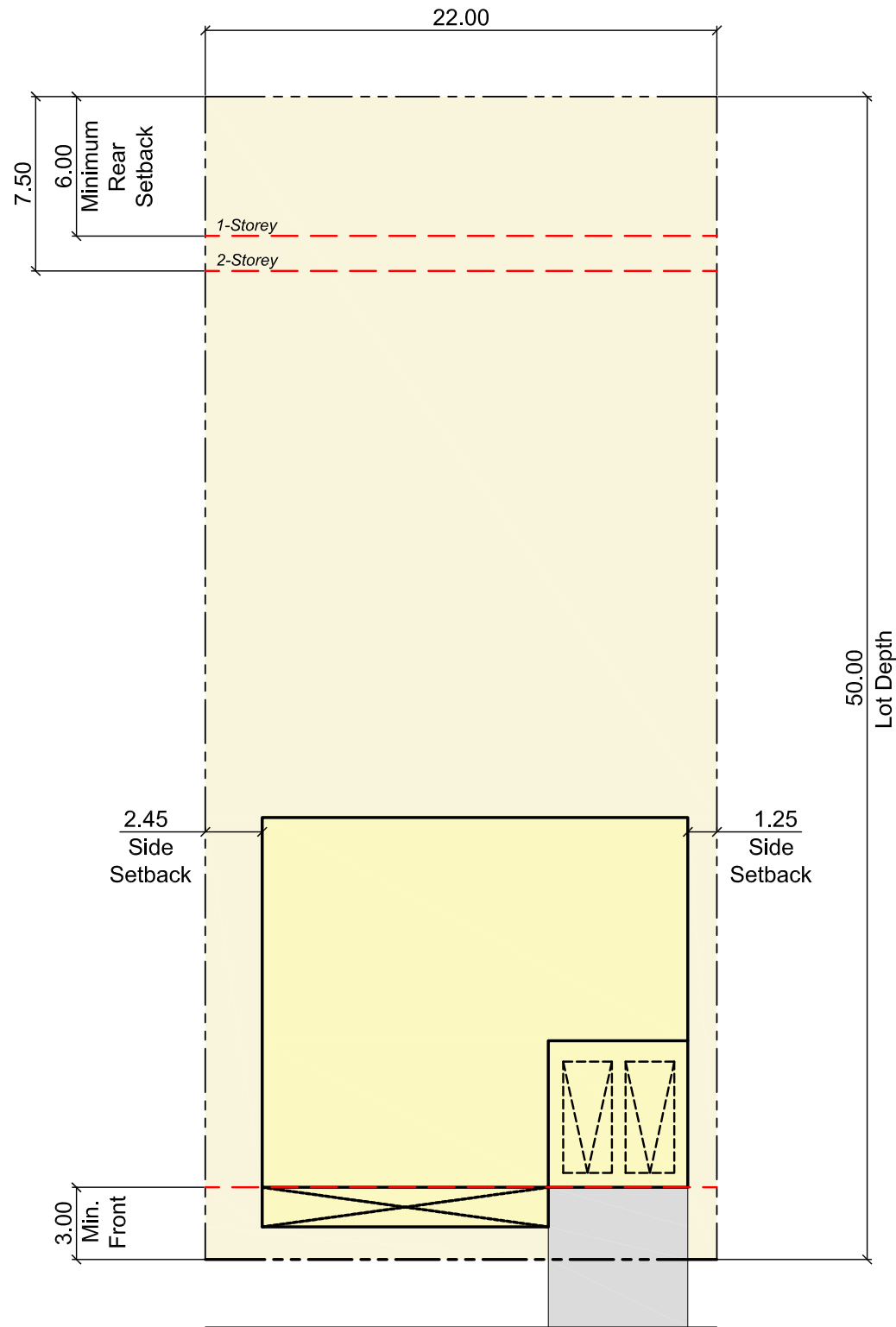


Figure 23 72' Single Detached Home (50m Deep Lot) Lotting Standard and Measurements



Traditional Style



Contemporary Style



Traditional Style Bungalow

Figure 24 Conceptual Architectural Renderings - 72' Single Detached Home from Mahogany Phase 1

2-Storey Townhomes

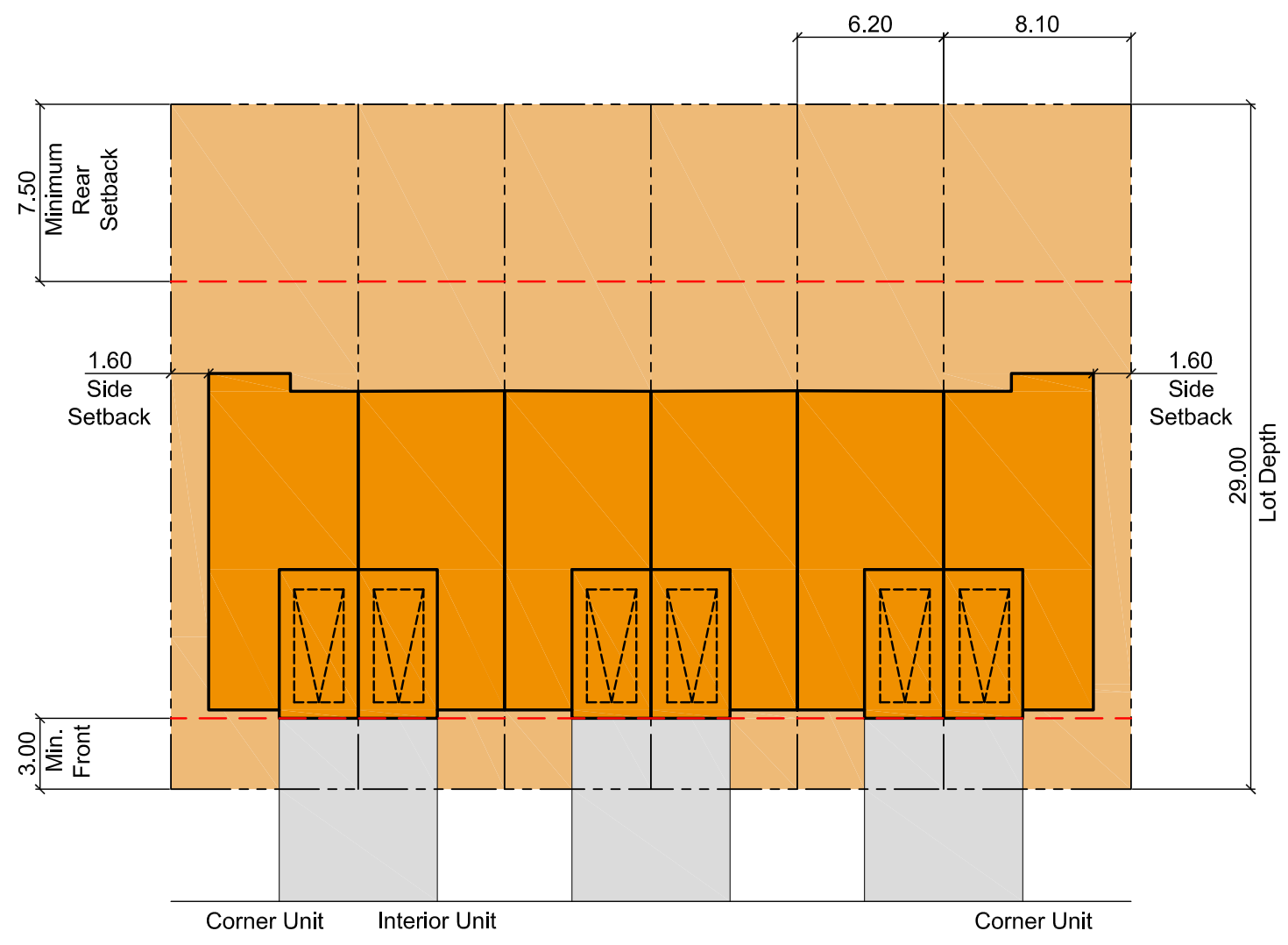


Figure 24 2-Storey Townhomes Lotting Standard and Measurements



Figure 25 Conceptual 2-Storey Townhomes Rendering

Bungalow Townhomes

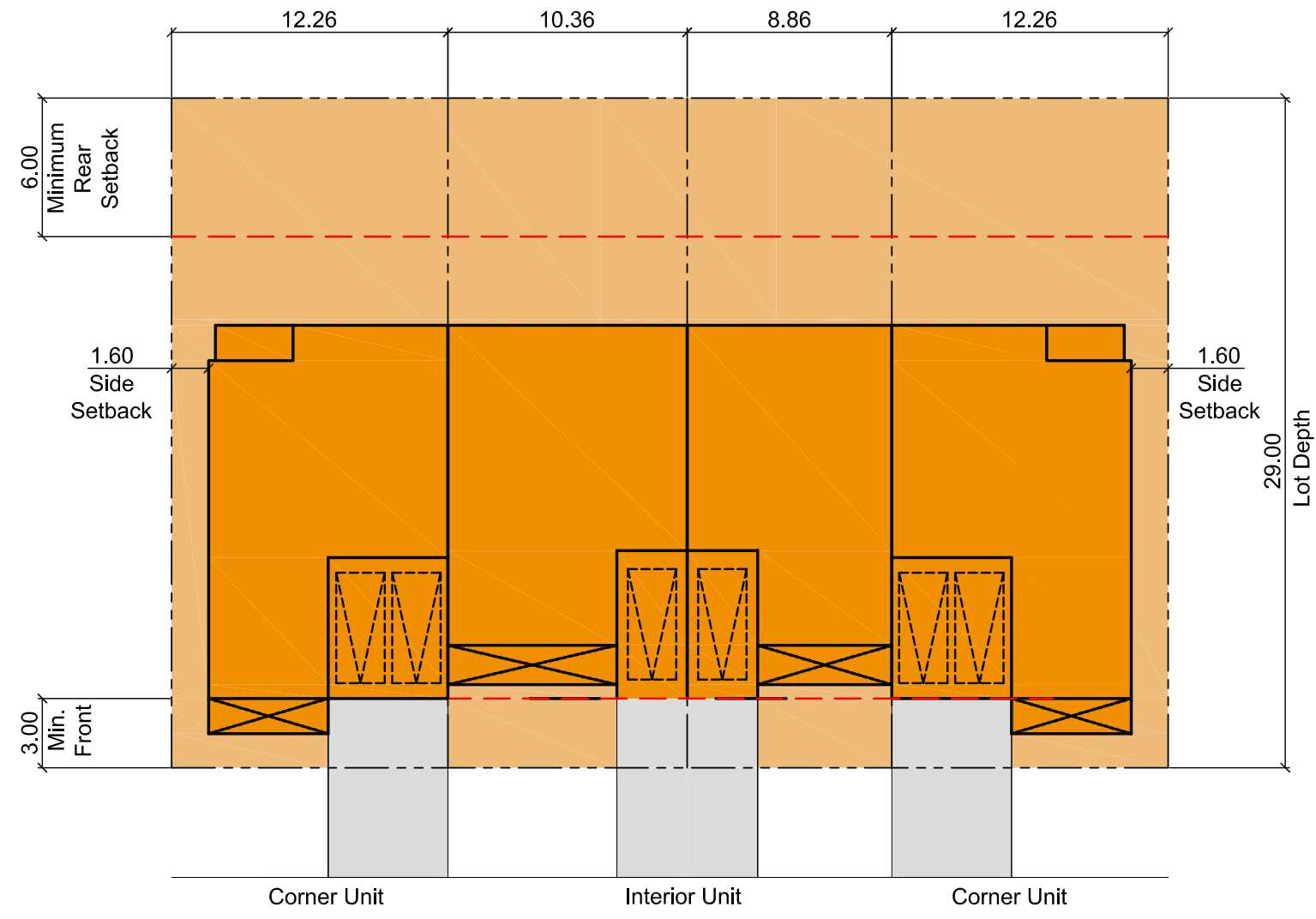
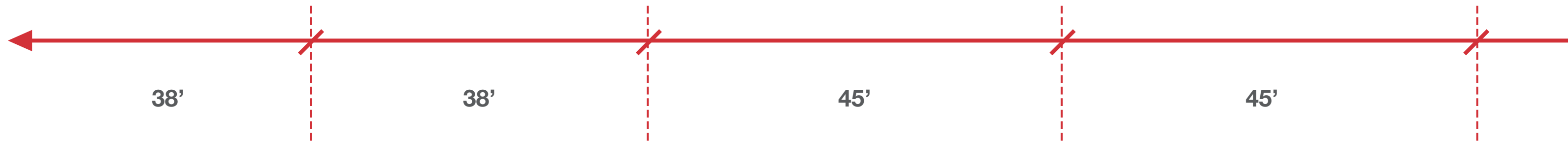


Figure 26 Bungalow Townhomes Lotting Standard and Measurements



Figure 27 Conceptual Bungalow Townhomes Rendering

Figure 28 Bridgeport Avenue Demonstration





**38'
Corner
Unit**

18.0m Right-of-Way

**45'
Corner
Unit**

PARKS, OPEN SPACE & NATURAL FEATURES

The parks, open space and natural features provide the major structuring elements for Phase 2+. Each of the parks are strategically located and in close proximity in order to cater to residents and visitors. The two stormwater management (swm) ponds provide aesthetic value and visual amenity. Preserving the woodlot and making the natural environmental area west of Phase 2+ accessible complements the rural character of the community. Overall, the parks, open space and natural features will be publicly visible and located along primary roads so that they are thoroughly accessible by all.

The parks in Phase 2+ are categorized into two different typologies:

- Neighbourhood Park (1.20 - 3.20 ha) - Active/passive park space with play equipment, shade structures, sports fields, multi-purpose courts and seating areas
- Parkette (0.40 - 1.20 ha) - Active/passive park space with small playground equipment and seating areas



Neighbourhood Park



Neighbourhood Park



Parkette



Parkette

Figure 29 Park Examples



Figure 30 Parks, Open Space & Natural Features Map

Connectivity

The location of the parks, open space and natural features within Phase 2+ serve as connections and nodes to the greater open space system within the Mahogany community and Manotick as a whole. As illustrated in Figure 33, each of the parks are located close in proximity to each other - '5-minute walking distance' - within Phase 2+ and to adjacent parks beyond the Mahogany Community.

The parks, open space and natural features will be connected by an extensive sidewalk network that runs along each of the roads. Primary Sidewalks serve as major circulation routes to different neighbourhood amenities, the natural environmental areas to the west, the creek corridor between Phase 2+ and Phase 1, and within the community itself. Walkway Blocks are connections through residential blocks that allow access to adjacent amenities and green spaces. The Proposed Creek Trail between Phase 1 and 2+ provides informal pathways along the creek corridor. Furthermore, the location of the two swm ponds serve as pedestrian connections to the Potter Drive residential area.

An approximate ~9.95m expanded boulevard space, which incorporates a meandering pathway, is placed along several flanking blocks on the northern edge of the Bridgeport Avenue extension. This 'Green Boulevard' serves as a naturalized pathway between the two north-south neighbourhood collectors and provides more natural aesthetic to Bridgeport Avenue.

Suggested Pathway/Trail notions in Figure 32 illustrates how potential connections can be made throughout the parks, open space and natural features; thus forming an interconnected open space network. These Pathways/Trails are conceptual in nature and are subject to change.



Primary Sidewalk Condition



Primary Sidewalk Condition



Walkway Block Condition



Pathways Around Stormwater Management Ponds

Figure 31 Sidewalk and Trail Connection Examples

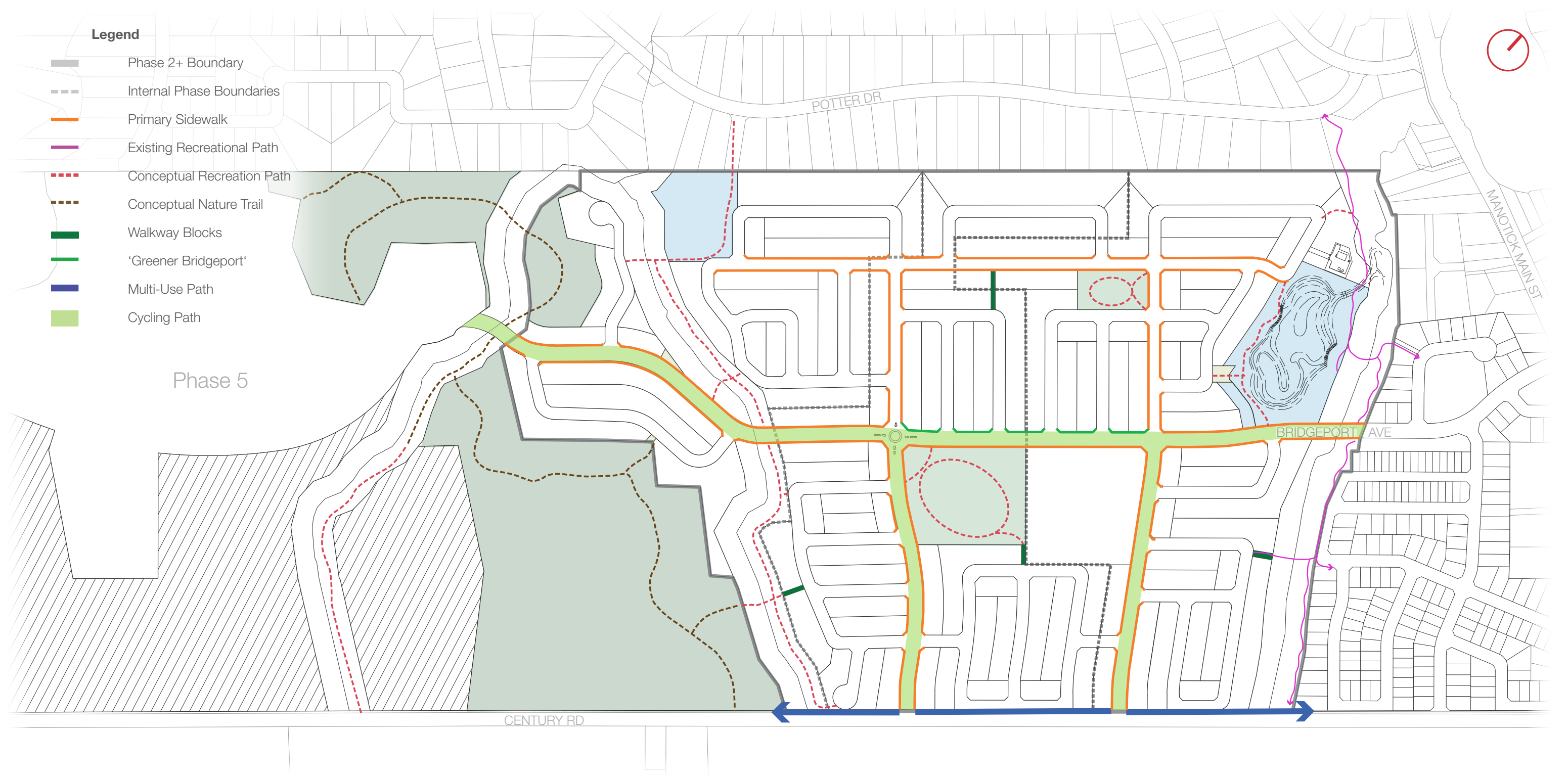


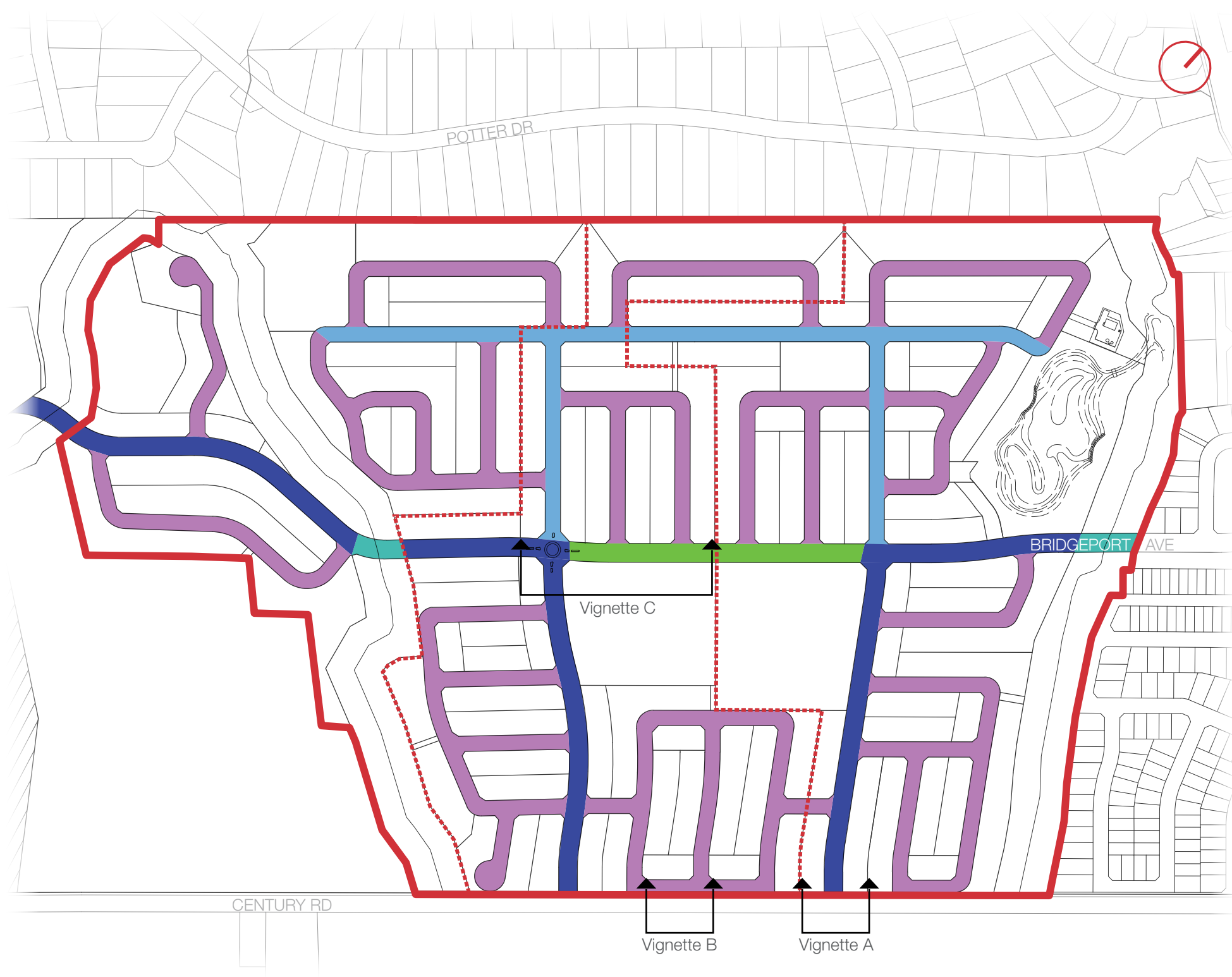
Figure 32 Connectivity Map

* Information and Concepts Regarding the 'Green Boulevard' Can be Found on Page 29 and 47

** Suggested 'Pathway/Trail' Are Conceptual in Nature and Are Subject to Change



Figure 33 '5-Minute Walking Radius' to Parks



Legend

- Phase 2+ Boundary
- - - Internal Phase Boundaries
- Neighbourhood Collector
- Alternate Neighbourhood Collector
- Creek Crossing Neighbourhood Collector
- Primary Local Road
- Local Road

STREET SYSTEMS & CHARACTER

Mahogany Phase 2+ will have a variety of streetscapes that will enhance the visual appearance of the community. The street systems will be functional to all users (pedestrians, cyclists, vehicles, transit) and include bus stops, mailboxes and lighting that supports the rural character of Manotick. Street trees will either be spaced at regular intervals; or clustered in small groups to reflect the informal northern landscaping theme present in existing residential neighbourhoods. The Bridgeport Avenue extension (Neighbourhood Collector) serves as the main east-west 'spine' through Phase 2+ and the Mahogany community as a whole. Together with the north-south Neighbourhood Collectors and Primary Local Roads, this street system forms a type of 'ring-road' for the entire Phase 2+. The round-a-bout located at the intersection of the Bridgeport Avenue extension and western Neighbourhood Collector will help control traffic flow related to the school site.

The following figures in the subsequent pages illustrate the varying street right-of-way cross sections in Mahogany Phase 2+:

- Neighbourhood Collector
- Alternate Neighbourhood Collector
- Creek Crossing Neighbourhood Collector
- Primary Local Road
- Local Road

Conceptual vignettes of key street areas and intersections are also provided in order to illustrate the character of these places.

Figure 34 Street Typology Map

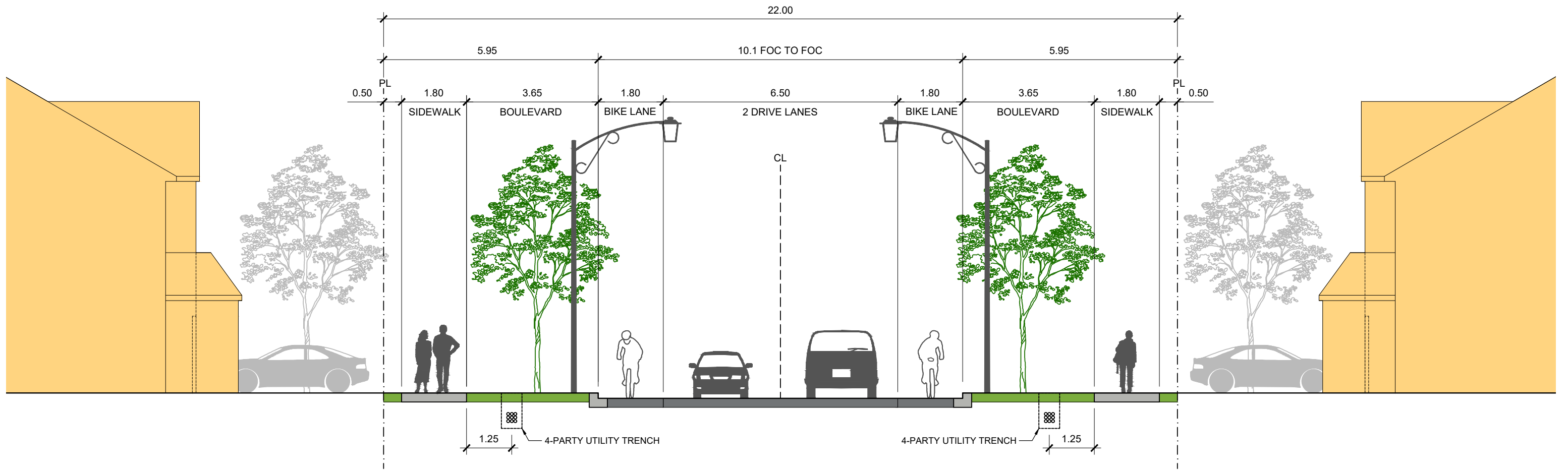


Figure 35 Neighbourhood Collector (Typical 22.0m Right-of-way) Cross Section

■ Neighbourhood Collector (Typical 22.0m Right-of-Way) *

The Neighbourhood Collector serves as the main east-west thoroughfare that connects all the phases of Mahogany Community. Additional Neighbourhood Collectors from Century Road serve as the main north-south connection into Phase 2+. Homes will predominantly face onto the street; except for residential blocks that front onto the school site. The Neighbourhood Collector will consist of the following elements: sidewalk on both sides; street trees within the boulevard; and on-street bike lanes on both sides.



Figure 36 Neighbourhood Collector (Typical 22.0m Right-of-way) Examples

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

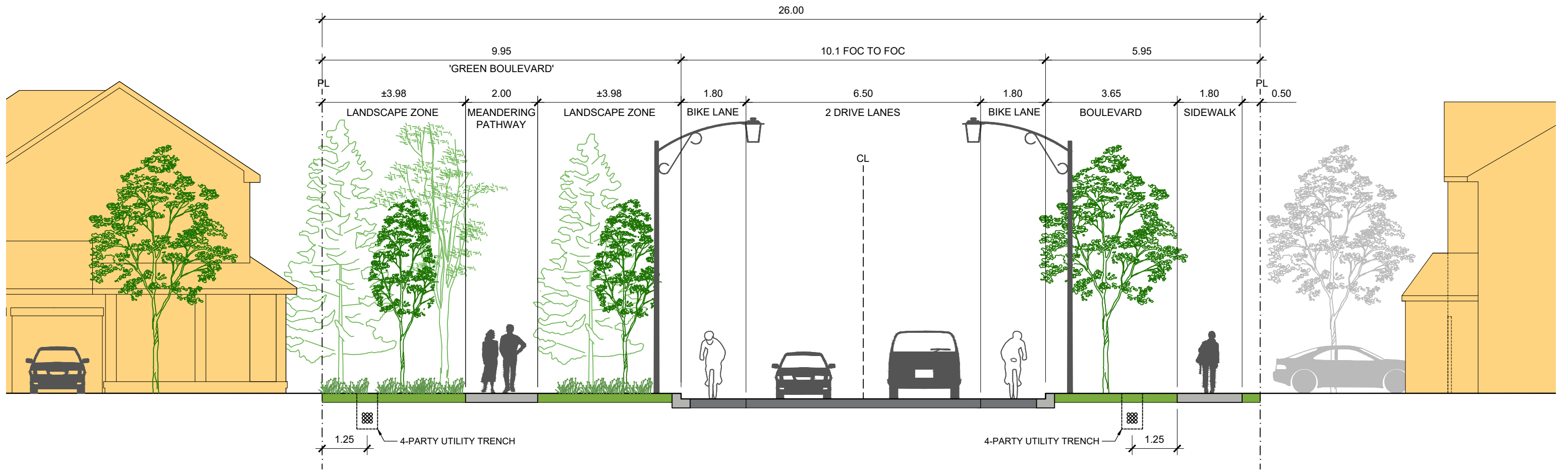


Figure 37 Alternate Neighbourhood Collector (26.0m Right-of-way) Cross Section

**A 'Greener' Bridgeport
Alternate Neighbourhood Collector
(26.0m Right-of-Way) ***

The Alternate Neighbourhood Collector functions as a special streetscape segment within the Bridgeport Avenue extension. It consists of similar elements as the Typical 22.0m Neighbourhood Collector, but provides an expanded boulevard zone - defined as 'Green Boulevards' - along several flanking blocks on the north-side of the Bridgeport Avenue extension. The Green Boulevard will incorporate a meandering pathway and planting scheme similar to the landscaping fronting the rear lane townhomes in Phase 1.



Figure 38 Alternate Neighbourhood Collector (26.0m Right-of-way) Examples

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

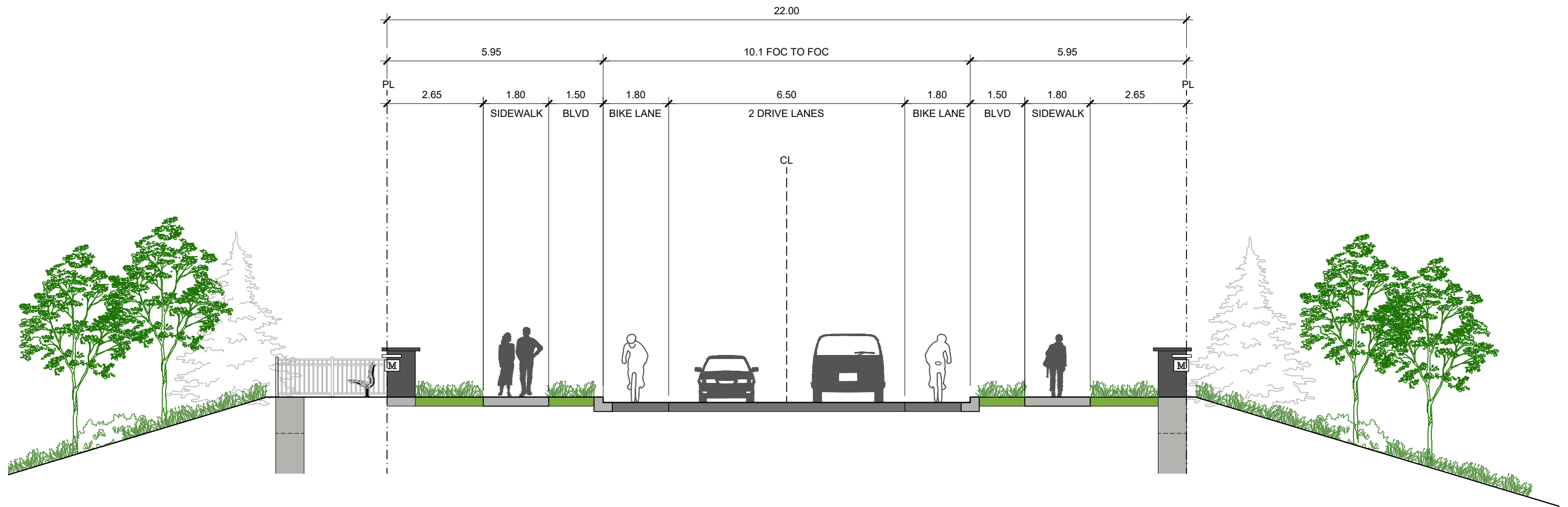


Figure 39 Neighbourhood Collector (Creek Crossing) Cross Section

Creek Crossing Neighbourhood Collector (Typical 22.0m Right-of-Way) *

The Creek Crossing Neighbourhood Collector will consist of similar characteristics as the typical Neighbourhood Collector illustrated on the previous page. Furthermore, the look will be consistent with the existing creek crossing collector from Phase 1 - as shown Figure 40. The Creek Crossing Neighbourhood Collector will provide opportunities for views onto the creek corridor and serve as the main access and transition from Phase 1.



Figure 40 Creek Crossing - Mahogany Community Phase 1

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

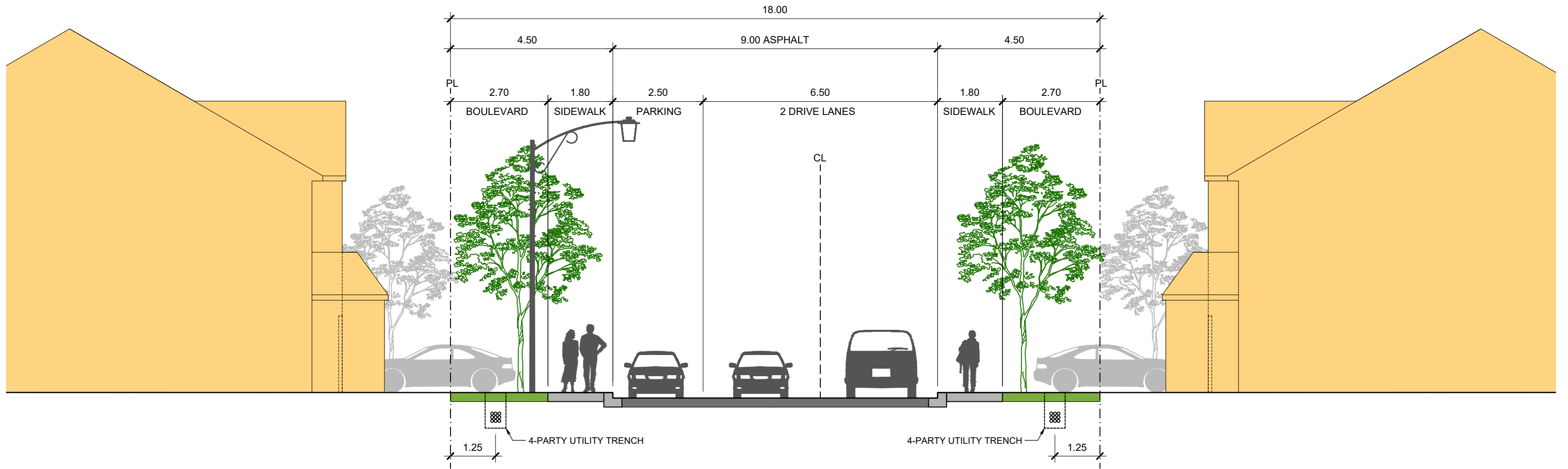


Figure 41 Primary Local (Typical 18.0m Right-of-way) Cross Section

Primary Local Road (Typical 18.0m Right-of-Way) *

The Primary Local Road serves as a secondary east-west thoroughfare within Phase 2+. It connects the stormwater management pond from the east, to the creek corridor towards the west. Furthermore, the Primary Local Road connects to the Bridgeport Avenue extension to the south creating a 'ring-road'. The Primary Local Road will consist of the following elements: curb-face sidewalk on both sides; street trees; and a parking lane on one side.



Figure 42 Primary Local Road (Typical 18.0m Right-of-way) Examples

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

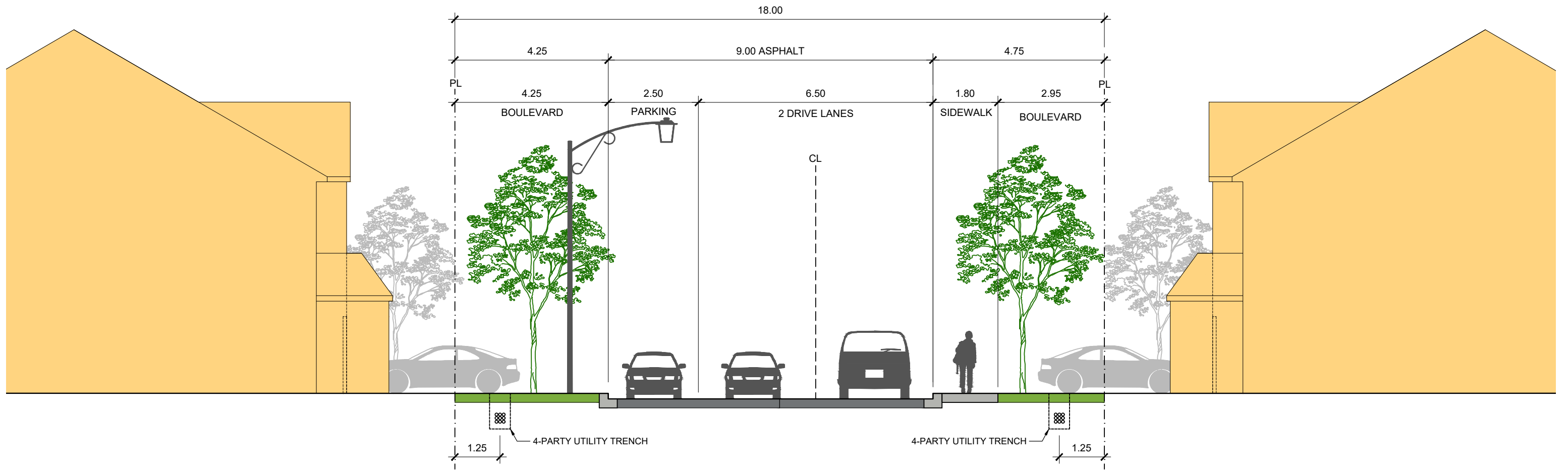


Figure 43 Local Road (Typical 18.0m Right-of-way) Cross Section

Local Road (Typical 18.0m Right-of-Way) *

The Local Road is more private in nature - catering specifically to the residential blocks. This type of street will consist of the following elements: curb-face sidewalk on one side and adjacent to the curb; street trees; and a parking lane on one side.



Figure 44 Local Road (Typical 18.0m Right-of-way) Examples

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

Streetscape Demonstration Vignettes



Figure 45 Vignette A - Community Entrance (Century Road)



Figure 46 Vignette B - Window Street (Century Road)



Figure 47 Vignette C - 'Green Boulevards' (Bridgeport Avenue)

Legend

- Phase 2+ Boundary
- Internal Phase Boundaries
- Masonry Pillar with Insignia
- Masonry Pillar with Insignia + Post and Fence Railing
- Masonry Pillar + Post and Fence Railing
- Masonry Pillar + Post and Fence Railing (Creek Crossing)
- Noise Barrier Fence with Masonry Pillars

GATEWAY FEATURES

Gateway features that were incorporated into the Phase 1 landscape will also be used throughout Phase 2+. These features will be used to enhance the character and identity of the community, and serve as markers to highlight special areas and entrances.

Masonry pillars with insignias and post and fence railing will be placed at the corners of the north-south Neighbourhood Collectors and Century Road. These intersections function as the main entry into Phase 2+, and into the Mahogany Community as a whole, from Century Road. Masonry pillars with insignias are located at the beginnings of the 'Green Boulevard' along the Bridgeport Avenue extension (Alternate Neighbourhood Collector) and southern median of the round-a-bout. This will help define this area as a special thoroughfare through Phase 2+ and enhance the overall appearance.

Window streets and swm ponds will also incorporate masonry pillars and post and fence railings to further enhance the appearance of these areas, as well as emphasize the Mahogany theme. Noise barrier fencing will be located along the rear and side yards of homes adjacent to Century Road.

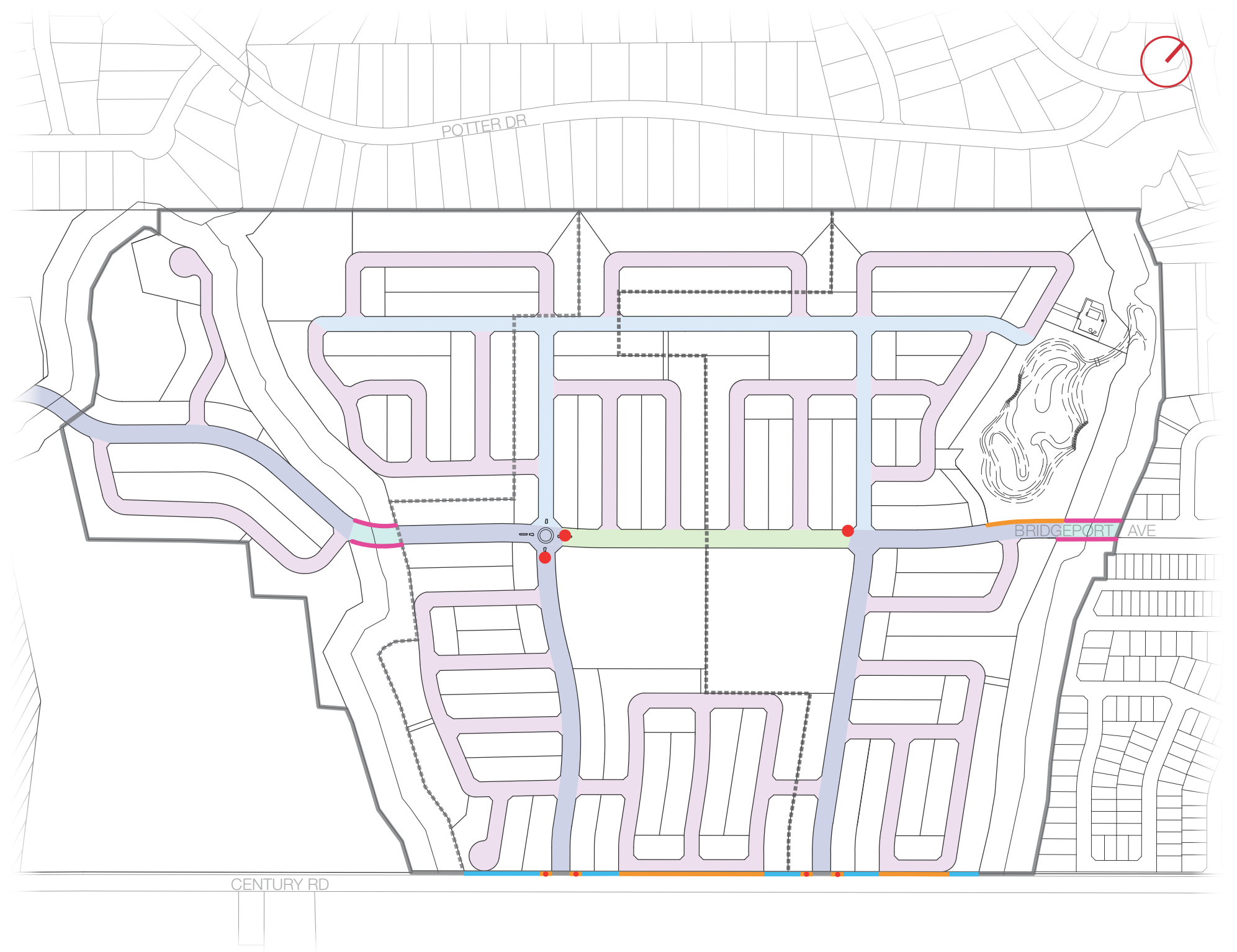


Figure 48 Gateway Features Map

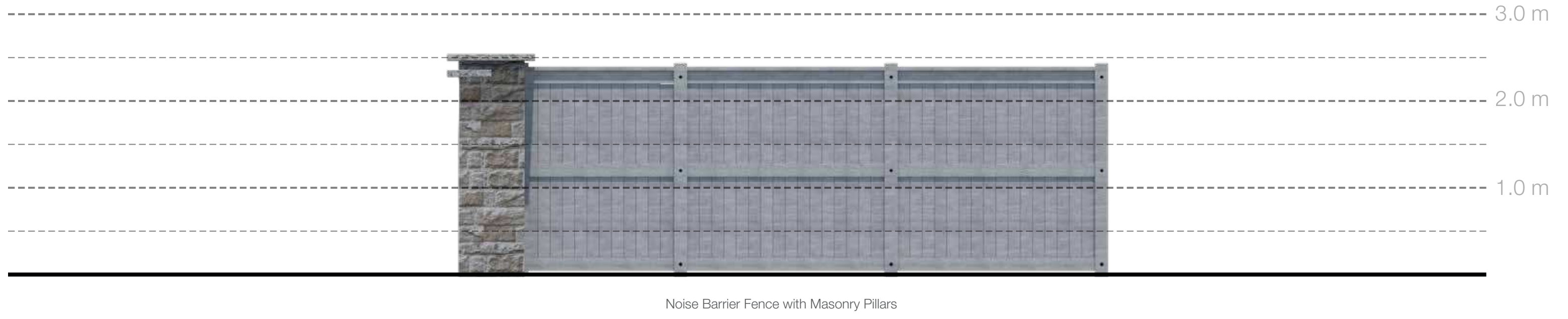
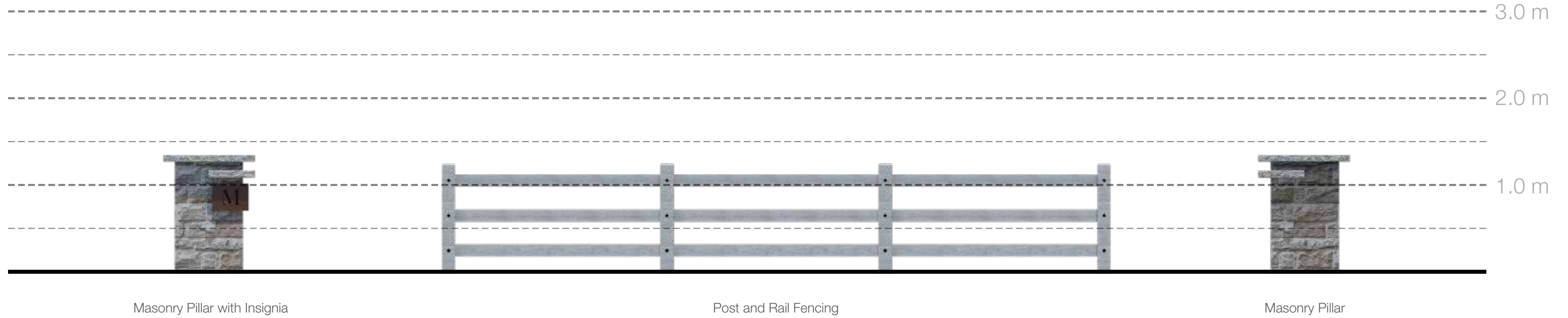


Figure 49 Mahogany Gateway Features

CONCLUSION

The Mahogany Community Phase 2+ Design Brief serves as a continuation of prior work completed for Phase 1. This Design Brief provides a vision and design inspirations for Phase 2+ and illustrates concepts and ideas for the design of the subject area.

Phase 2+ will continue to reflect the “existing character of the Village of Manotick, the historical legacy of the area, the local iconography of the Rideau Canal and a strong sensitivity towards the existing natural and cultural features on the site and surroundings”. The design objectives presented in this document, and listed below will help support and guide the Mahogany Community Phase 2+ vision:

- Maintain and Enhance Village Character;
- Incorporate a Variety of Built Form;
- Ensure Strong Connectivity;
- Create Interesting and Varied Streetscapes; and
- Provide Adequate Park and Open Spaces / Preserve Existing Natural Features.

Mahogany Phase 2+ will be designed with the premise of providing complete connectivity for residents and visitors to key neighbourhood amenities and throughout the community. Furthermore, the appearance of the architecture, streetscapes, parks and gateway features will reflect the Manotick character and rural/village theme. With all this being considered, Phase 2+ will develop into a pedestrian-friendly and aesthetically pleasing environment.

Overall, the proposed Phase 2+ concept plan conforms with the design objectives from current planning policies and plans. It represents strong urban design principles and will function as an extension of the existing Manotick Village.

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Figure 50 Mahogany Community - Phase 1

