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4386 Rideau Valley Drive Ottawa, ON Planning Rationale



Prepared for: Uniform Urban Developments Ltd.

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**4386 Rideau Valley Drive
Ottawa, Ontario**

**Planning Rationale
In Support of Applications for
Plan of Subdivision & Zoning By-law Amendment**

Prepared By:

NOVATECH

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December 2022

Novatech File: 121153
Ref: R-2022-125

December 7, 2022

City of Ottawa
Planning, Real Estate and Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Jeff Ostafichuk, Planner II

Reference: 4386 Rideau Valley Drive
Plan of Subdivision and Zoning By-law Amendment
Our File No.: 121153

We are please to submit this Planning Rationale in support of Draft Plan of Subdivision and Zoning By-law Amendment applications for 4386 Rideau Valley Drive in the City of Ottawa.

The proposed development consists of 62 single-detached units, 16 semi-detached units, and 69 townhouse units for a total of 147 units on a network of local streets that are accessed via Bankfield Road. The proposal includes two park blocks and five open space blocks.

The site is currently zoned Development Reserve, Subzone 1 (DR1) and Rural Countryside (RU) in the City of Ottawa Zoning By-law 2008-250. A Zoning By-law Amendment is required to implement the proposed residential development.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

NOVATECH



Ellen Potts, B.E.S.(PI)
Planner

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1.0 INTRODUCTION

Novatech was retained by Uniform Urban Developments Ltd. (“Uniform”) to prepare a Planning Rationale in support Plan of Subdivision and Zoning By-law Amendment applications for a portion of their property municipally known as 4386 Rideau Valley Drive in Ward 21 (Rideau-Goulbourn) in the City of Ottawa (the “Subject Site”).

Uniform proposes to develop a 147-unit residential subdivision consisting of single-detached, semi-detached, and townhouse dwellings on municipal services. The proposed development also includes open space and park blocks, and a pathway along Bankfield Road.

Several supporting technical studies have been prepared and submitted to the City in support of the applications and are summarized in Section 4.0 of this report.

1.1 Site Location and Context

For the purposes of this report, Rideau Valley Drive is oriented in the north-south direction. The Subject Site is in the Village of Manotick and is situated at the northwest corner of Bankfield Road and Rideau Valley Drive, as shown in **Figure 1**. A small portion of the Subject Site is located on the east side Rideau Valley Drive abutting the west branch of the Rideau River. The Subject Site is legally described as: *Part of Lot 1, Concession 1 (Rideau Front), Part of Lot 1, Concession 2 (Rideau Front), and Part of the Road Allowance Between Concessions 1 and 2, Geographic Township of Nepean.*



Figure 1: Subject Site Location (image base: GeoOttawa, 2019)

The larger portion of the Subject Site on the west side of Rideau Valley Drive, has an area of 9.33 hectares with frontages of 363.33 metres on Bankfield Road and 189.08 metres on Rideau Valley Drive. The

northern limit of the Subject Site is defined by setbacks from Mud Creek and the oxbow meander (originally part of the main channel of Mud Creek), and the western limit is defined by the Wilson Cowan Drain, as shown in **Figure 2**. The east property line along Rideau Valley Drive juts in around a City-owned property containing the Manotick Sanitary Pumping Station.

This portion of the Subject Site is generally flat with a gentle slope towards Mud Creek. The land is primarily occupied by agricultural fields. A single-detached dwelling and a cluster of farm buildings are in the southeast corner and will be demolished.



Figure 2: Existing Conditions - West Portion of Subject Site (image base: GeoOttawa, 2019)

The smaller portion of the Subject Site on the east side of Rideau Valley Drive consist of two parcels, as shown in **Figure 3**.



Figure 3: Existing Conditions - East Portion of Subject Site (image base: GeoOttawa, 2019)

The combined area of the two parcels is 0.95 hectares with a frontage of 230.61 metres along Rideau Valley Drive and 350.8 metres of shoreline along the Rideau River.

Images of the Subject Site are provided in **Figures 4 to 9** below:



Figure 4: Subject Site looking northeast from Bankfield Rd at agricultural fields and existing barns



Figure 5: Subject Site looking northwest from Bankfield Rd at Wilson Cowan Drain

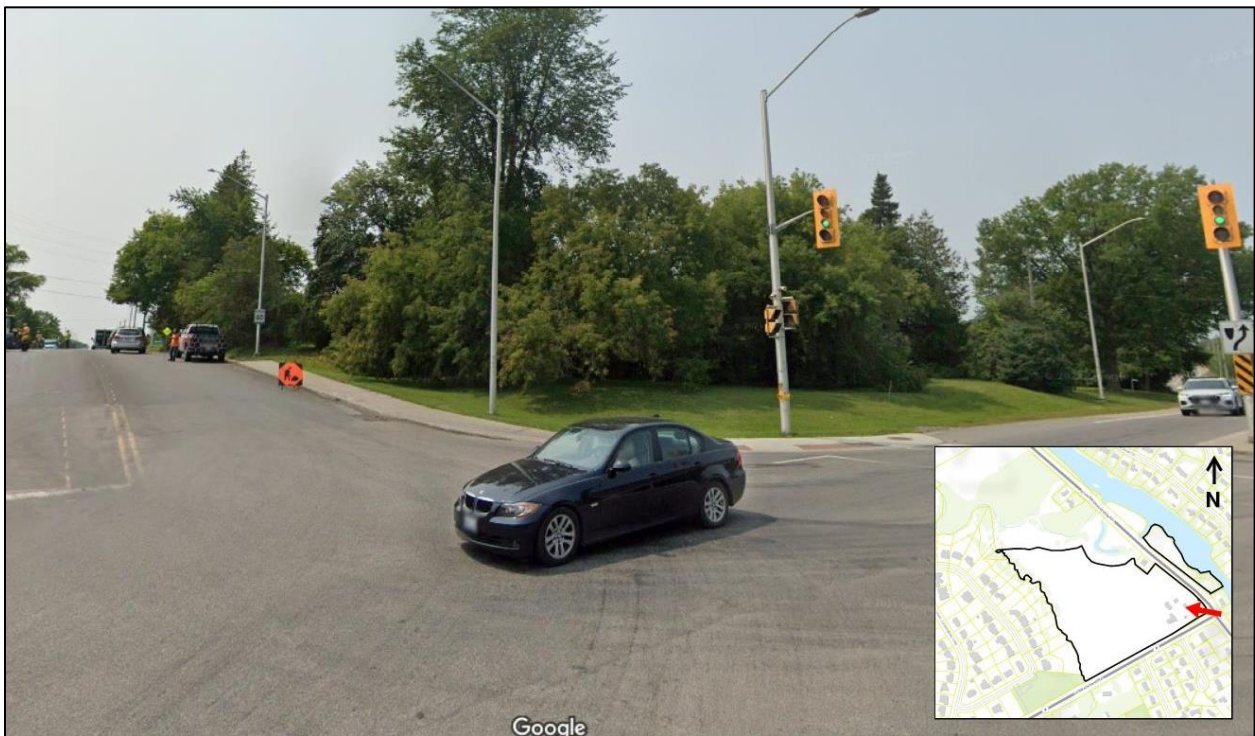


Figure 6: Subject Site looking west from intersection of Rideau Valley Drive and Bankfield Rd



Figure 7: Subject Site looking northwest from Rideau Valley Drive at agricultural fields and City Pumping Station



Figure 8: Subject Site looking north from Rideau Valley Drive at river parcels



Figure 9: Subject Site looking east at river parcels and Mud Creek confluence with Rideau River

Surrounding Land Uses

The following describes the land uses surrounding the Subject Site, as shown on **Figure 10**:

North: Uniform’s ownership of 4386 Rideau Valley Drive continues on the north side of Mud Creek (not subject to these applications) to where it abuts 4244 Rideau Valley Drive, which is owned by the City of Ottawa and contains the Rideau Valley Depot (City maintenance works yard). Abutting this property to the north is the Manotick Veterinary Hospital followed by agricultural fields.

East: Rideau Valley Drive and the west branch of the Rideau River form the eastern boundary of the subject site. East of the Rideau River is low-density residential dwellings on Manotick’s Long Island which is situated between the west and east branches of the Rideau River.

South: Bankfield Road forms the southern boundary of the subject site. South of Bankfield Road is low-density residential neighbourhood consisting of single detached dwellings. Manotick Main Street extends south from Rideau Valley Drive past the intersection with Bankfield Road and forms the main branch of the Village Core.

West: The Wilson Cowan Municipal Drain forms the western boundary of the subject site. West of the Drain is a residential estate lot subdivision on Lockmaster Crescent and Millers Point Park, which abuts Bankfield Road and the west side of Wilson Cowan Drain. Agricultural lands are located west of the Lockmaster subdivision outside of the village boundary.

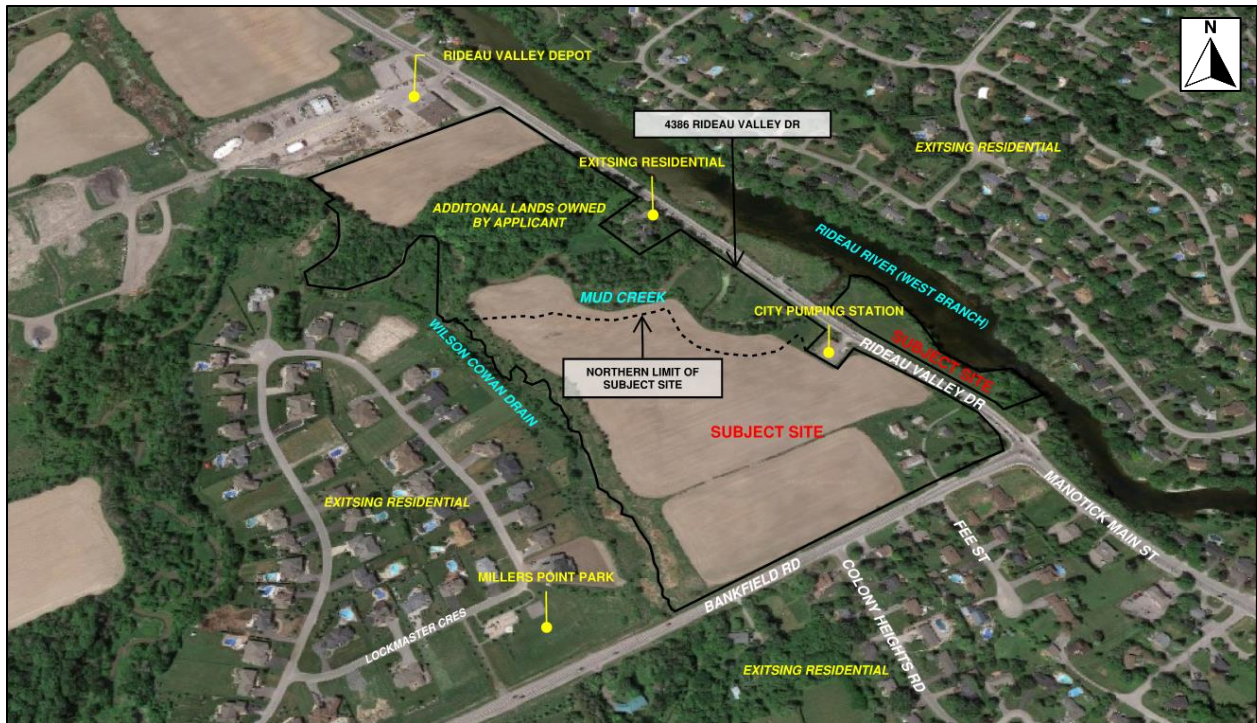


Figure 10: Surrounding Context

2.0 THE PROPOSAL

2.1 Draft Plan of Subdivision

The proposed development, as shown on the Draft Plan of Subdivision in **Figure 11** and in **Appendix A**, is a residential subdivision with a total of 147 units including 62 single-detached dwellings, 16 semi-detached dwellings, and 69 townhouse units arranged along three proposed public streets.

Several lots will have rear yards backing onto Mud Creek and the Wilson Cowan Municipal Drain. Development limits along these watercourses respect the most restrictive environmental and geotechnical constraints as detailed in Environmental Impact Statement (prepared by CIMA+, dated November 16, 2022), Geotechnical Investigation (prepared by Paterson Group, dated October 14, 2022), and Fluvial Geomorphic and Erosion Hazard Assessment (prepared by Matrix Solutions Inc., November 2022) submitted in support of the proposed development. A discussion of these reports is included in Section 4.0 of this report. An illustration of the various constraints in relation to the proposed development limit are provided in **Appendix C** of this report.

Access to the development is provided by Street #1 from Bankfield Road across from the existing intersection with Colony Heights Road. Window streets are provided in segments of Street #2 and Street #3 along Bankfield Road and Rideau Valley Street to open up the development and present a welcoming streetscape entrance to the Village of Manotick. A potential 6.0-metre-wide paved emergency pathway will be considered between Rideau Valley Drive and the nearby local street (Street 3).

Two public parks are proposed as part of the development. A public park in the southwest corner of the subject site (Block 79) has frontage on Bankfield Road, Street #2, and the Wilson Cowan Municipal Drain. This park has an area of 0.17 hectares and will be connected to the existing Millers Point Park on the west side of Wilson Cowan Drain by a proposed 2-metre-wide pathway along Bankfield Road. This proposed pathway will extend along Bankfield Road to Rideau Valley Drive. A second public park located on the east side of Rideau Valley Drive (Block 83) will provide public access to enjoy views of the Rideau River. The park has area of 0.44 hectares and will be designed for passive recreational use.

Parkland dedication is required at a rate of 1 hectare per 300 units per the City of Ottawa's current *Parkland Dedication By-law*. The proposed subdivision includes 147 dwelling units. This results in a required parkland dedication of 0.49 hectares. The combined area of proposed Park Blocks 79 and 83 is 0.61 hectares. The proposed development provides excess parkland dedication in the amount of 0.12 hectares.

Several Open Space Blocks are proposed throughout the development:

- Open Space Block 80 is adjacent to proposed Park Block 79 and abuts Bankfield Road providing additional separation to the proposed residential dwellings.
- Open Space Block 82 is proposed at the southeast corner of the development to serve as an attractive landscaped community feature at the intersection of Bankfield Road, Manotick Main Street and Rideau Valley Drive.
- Open Space Block 84 abuts proposed Park Block 83 and contains the floodplain hazard lands along the Rideau River.
- Open Space Block 85 abuts the existing City Pumping Station and provides additional separation to the proposed residential dwellings.
- Open Space Block 87 contains the Wilson Cowan Drain and will be conveyed to the City of Ottawa.

Right-of-way (ROW) protections are required along Rideau Valley Drive and along Bankfield Road per Schedule C16 of the Official Plan. The ROW protection for Bankfield Road is 34 metres from Highway 416 to 100 metres west of Colony Heights Road. This ROW protection is provided as Block 88 on the Draft Plan of Subdivision. The ROW protection for Rideau Valley Drive is 30 metres and is provided as Blocks 89 and 90 on the Draft Plan of Subdivision.

Sidewalks are proposed on one side of the proposed streets and are discussed further in response to the applicable Manotick Secondary Plan policies in Section 3.3 of this report.

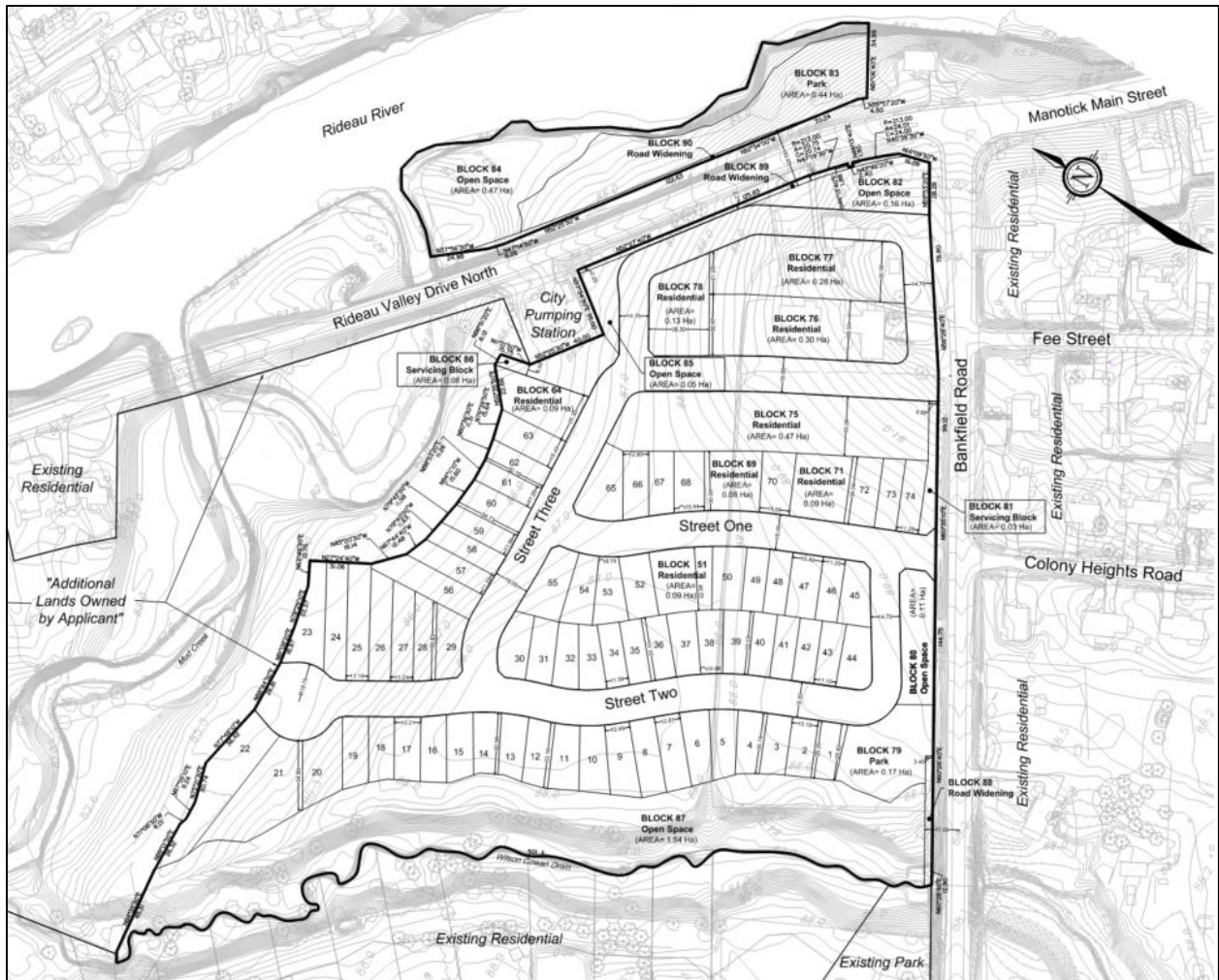


Figure 11: Excerpt of Draft Plan of Subdivision

Building Design

Conceptual renderings of some of the proposed dwellings are provided in **Figure 12** below. As demonstrated in the renderings, a variety of high-quality design elements are proposed to add visual interest while maintaining a consistent architectural style for a cohesive feel in the community and within the wider Village of Manotick. Principal entrances are oriented to the street and are accentuated with front porches, articulations in the front façade of the building, and the use of varied building materials. The buildings have been designed to avoid garage projections beyond the front wall of the dwellings and large windows contribute to an active and safe streetscape.



Figure 12: Conceptual building renderings (image credit: Shapeshifter Digital Animation Inc.)

2.2 Proposed Zoning By-law Amendment

The portion of the Subject Site on the west side of Rideau Valley Drive is currently zoned Development Reserve, Subzone 1 (DR1). The portion of the Subject Site on the east side of Rideau Valley Drive abutting the Rideau River is currently zoned Rural Countryside (RU). A zoning by-law amendment is required to implement the proposed development in accordance with the Village of Manotick Secondary Plan.

The suggested zoning for the Subject Site is as follows:

- Rezone the Subject Site from DR1 to Village Residential Third Density 3, Subzone B, with a special exception (V3B[XXXX]) to permit the proposed single detached, semi-detached, and townhouse dwellings. The exception would be required to permit a reduced lot area, front yard setback, side yard setbacks, rear yard setback, and maximum lot coverage. A similar special exception to the V3B subzone (V3B[847r] S375) was recently approved and is currently in effect for the Riverwalk residential development located south of the subject site along Manotick Main Street, accessed by Artemis Circle. This is a consistent zoning approach to implementing the Medium Density Residential designation of the Village of Manotick Secondary plan.
- Rezone the Subject Site from RU to an appropriate Parks and Open Space (O1) zone to permit the proposed parks and open spaces.

These suggested zones will be subject to discussion with City Staff through the development review process. See Section 3.4 of this report for further explanation of the suggested zones.

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of all land. All decisions affecting planning matters must “*be consistent with*” policies of the PPS. The following demonstrates that the proposed development is consistent with applicable policies of the PPS.

Building Strong Healthy Communities

Per Policy 1.1.1 of the PPS, healthy, liveable, and safe communities are sustained by:

- promoting efficient development and land use patterns that avoid environmental or public health and safety concerns and the future expansion of settlement areas,
- providing a range of and mix of affordable and market-based residential unit types combined with employment, institutional, recreation, park, open space, and other uses to meet long-term needs,
- integrating land use, growth management, transit, and infrastructure planning to achieve cost-effective development that optimizes transit investments and minimizes land consumption and servicing costs, and
- preserving biodiversity and preparing for local impacts of climate change.

Accordingly, Policy 1.1.3.1 directs growth and development to ‘settlement areas’, which include cities, towns, villages, and hamlets. Per Policy 1.1.3.2, the land use patterns within settlement areas will include densities and a mix of land uses which:

- efficiently use land and resources,
- are appropriate for and efficiently use the infrastructure and public service facilities that are available or planned to avoid costly and/or unjustified expansions,
- minimize negative environmental impacts and promote energy efficiency, and
- support active and public transportation.

For new development occurring in a designated growth area within a settlement area, Policy 1.1.3.6 directs that it should occur next to existing development and should have a compact form and provide a mix of uses and densities that efficiently use the land, infrastructure, and public service facilities.

Further, Policy 1.5.1 of the PPS promotes the creation of healthy and active communities 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,
- providing a range of publicly accessible built and natural setting for recreation, and
- providing opportunities for public access to shorelines.

The Subject Site is identified as a designated growth area for medium-density residential development in the Village of Manotick Secondary Plan, as discussed in Section 3.3 of this report. The Subject Site is located adjacent to existing residential subdivisions and will be served by municipal infrastructure and an extension of the municipal road network with a connection to Bankfield Road. The proposed development consists of a mix of single-detached, semi-detached, and townhouse dwellings to increase housing choice

in the area and is arranged in an efficient layout that optimizes the use of the land, while maintaining appropriate setbacks from Mud Creek and the Wilson Cowan municipal drain.

The proposed development contributes to a safe and connected pedestrian network with sidewalks provided on one side of the proposed local streets and a pathway along Bankfield Road which connects the existing Millers Point Park to proposed Park Block 79 and to the intersection of Bankfield Road and Rideau Valley Drive. Proposed Park Block 83 provides public access to enjoy views of the Rideau River.

Wise Use and Management of Resources

Section 2.0 of the PPS provides policies for the protection and management of natural heritage, water, agriculture, mineral aggregate, petroleum, and cultural heritage and archaeological resources for their economic, environmental, and social benefits. These resource interests have been reviewed in the context of the proposed development, as summarized below:

- Section 2.1 – Natural Heritage: An Environmental Impact Statement (EIS) was prepared by CIMA+ (dated November 16, 2022) and includes the identification and assessment of natural heritage features within and surrounding the subject Site and details recommended avoidance and mitigation measures to be followed for the proposed development. See Section 4.9 of this report for further discussion on the EIS.
- Section 2.2 – Water: Several studies were undertaken to ensure the protection of the quality and quantity of water in the area. These studies include the EIS mentioned above, a Conceptual Site Servicing and Stormwater Management Report, and a Ground Water Impact Study. See Section 4.0 of this report for further discussion of these studies.
- Section 2.3 – Agriculture: The Subject Site is located within the Village of Manotick urban boundary and will not impact prime agricultural areas.
- Section 2.4 – Minerals and Petroleum: The proposed development has no impact on the supply of mineral and petroleum resources.
- Section 2.5 – Mineral Aggregate Resources: The proposed development has no impact on the supply of mineral aggregate resources.
- Section 2.6 – Cultural Heritage and Archaeology: A Stage 1 and 2 Archaeological Assessment was prepared by Matrix Heritage (Report No. MH1026-REP.01, dated July 2021). No indication of archaeological remains with cultural heritage value or interest were found within or adjacent to the development area.

Protecting Public Health and Safety

Section 3.0 of the PPS states that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety, or of property damage, and not create new or aggravate existing hazards.

Regarding Section 3.1 – Natural Hazards, a Geotechnical Investigation Report was prepared by Paterson Group (Report No. PG5828-1, dated October 14, 2022) and concluded that the Subject Site is suitable for the proposed residential development. A Slope Stability Assessment for the proposed river park was prepared by Paterson Group (Report No. PG5828-LET.01, dated July 5, 2022) to define a conceptual limit of hazard lands setback. The proposed park will be designed for passive recreation uses in accordance with the recommendations of the Geotechnical and Slope Stability Assessment reports.

Regarding Section 3.2 – Human-Made Hazards, a Phase I Environmental Assessment (ESA) (dated May 31, 2021) and a Phase II ESA (dated June 30, 2021) were prepared by Paterson Group to identify and address any potential contaminating activities (PCAs), past or present, that could potentially impact the Subject Site. The Phase II ESA concluded that all the soil and groundwater samples taken were in compliance with the Ministry of Environment, Conservation and Parks (MECP) Table 2 Standards.

Based on the information provided in these reports, there are no concerns regarding natural or human-made hazards.

Based on the foregoing, the proposed subdivision and zoning amendment are consistent with the provincial interests set out in the PPS by promoting efficient use of land, protecting biodiversity of natural features, and mitigating public health and safety risks.

3.2 City of Ottawa Official Plan

The Official Plan was adopted by City Council on November 24, 2021 (By-law 2021-386) and approved by the Minister of Municipal Affairs and Housing on November 4, 2022. The Official Plan is a guiding document that contains the goals, objectives, and policies to manage and direct growth and development in the City to 2046. Per *Schedule A – Transect Policy Areas* of the Official Plan, the Subject Site is in the “Rural Transect” policy area. More specifically, *Schedule B9 – Rural Transect* designates the Subject Site as “Village”, as shown in **Figure 13**.

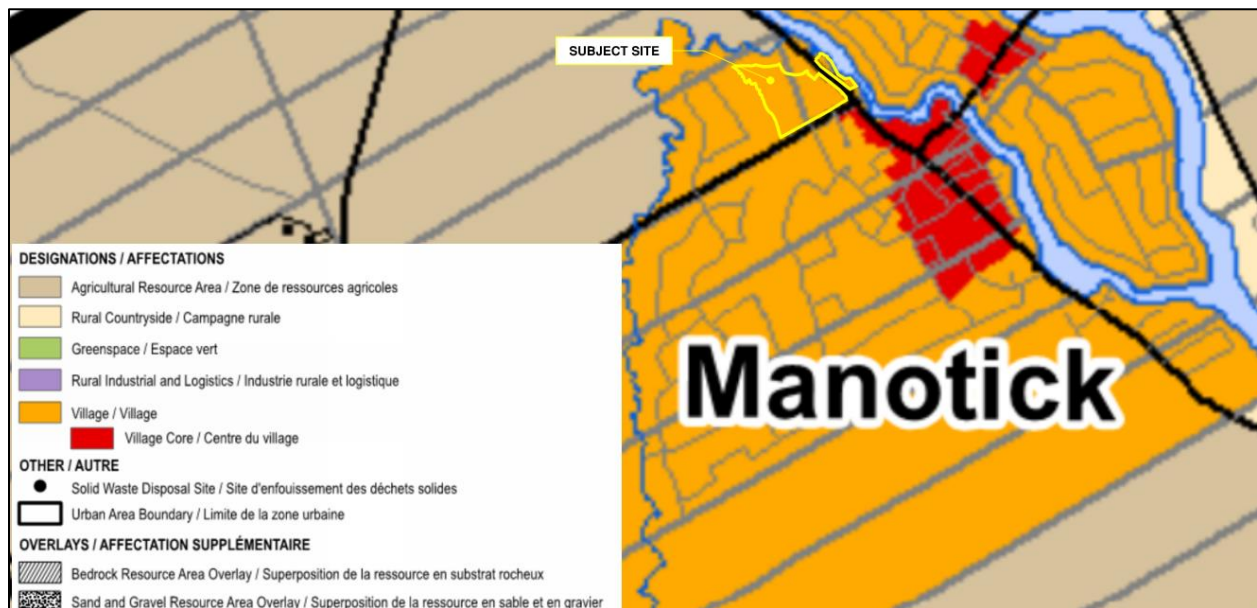


Figure 12: Excerpt of new Official Plan Schedule B9 with the Subject Site outlined in yellow

Rural Transect Policies

Policies for the Rural Transect are provided in Section 5.5 of the Official Plan. Per Policy 1 of subsection 5.5.1, development within Villages is to be context sensitive and characteristic of the Rural area and will be guided by Secondary Plans to evolve into 15-minute neighbourhoods with vibrant core areas. A discussion of the applicable policies of the Village of Manotick Secondary Plan is provided in Section 3.3 of this Planning rationale.

Policy 2(a) of subsection 5.5.1 permits higher densities within serviced Villages. The proposed development is located within a serviced area of the Village of Manotick and will be connected to municipal services. A Groundwater Impact Study was conducted by Paterson Group Inc., dated August 23, 2022 and determined that the proposed development will not impact the groundwater for the surrounding area in accordance with Policy 2(e) of subsection 5.5.1.

Policy 1(e) of subsection 5.5.2 states that the *“Rural mobility network shall connect rural neighbourhoods with pathways and trails to provide access to services and amenities where opportunities to do so are identified, including tourism and recreation”*. The proposed development provides sidewalks on one side of the streets and includes a pathway connection along Bankfield Road connecting Millers Point Park to the intersection of Rideau Valley Drive, Bankfield Road, and Manotick Main Street.

Village Policies

Policies for the Village designation are provided in Section 9.4 of the Official plan.

Per Policy 2 of subsection 9.4.1, the *“distribution of land uses and permitted development within a Village shall be identified by: (a) a Secondary Plan in Volume 2 of the Official Plan, and (b) based on the ability to support development on private water and wastewater services or on municipal services where such services exist”*. Regarding (a) the Village of Manotick Secondary Plan applies to the Subject Site and as such, the following section of this Planning Rationale demonstrates that the proposed development is in conformity with the applicable Secondary Plan policies. Regarding (b), a Conceptual Site Servicing and Stormwater Management Report was prepared by Novatech, dated November 15, 2022, and confirms that the proposed development can be supported by municipal services.

Based on the foregoing, the proposed development conforms to the applicable policies of the Official Plan.

3.3 Village of Manotick Secondary Plan

Per *Schedule A – Designation Plan* of the Village of Manotick Secondary Plan, most of the Subject Site is designated as ‘Residential (Medium Density)’ with a conceptual Future Park, as shown in **Figure 14**. The portion of the Subject Site on the east side of Rideau Valley Drive abutting the Rideau River is designated as ‘Residential (Low Density)’.

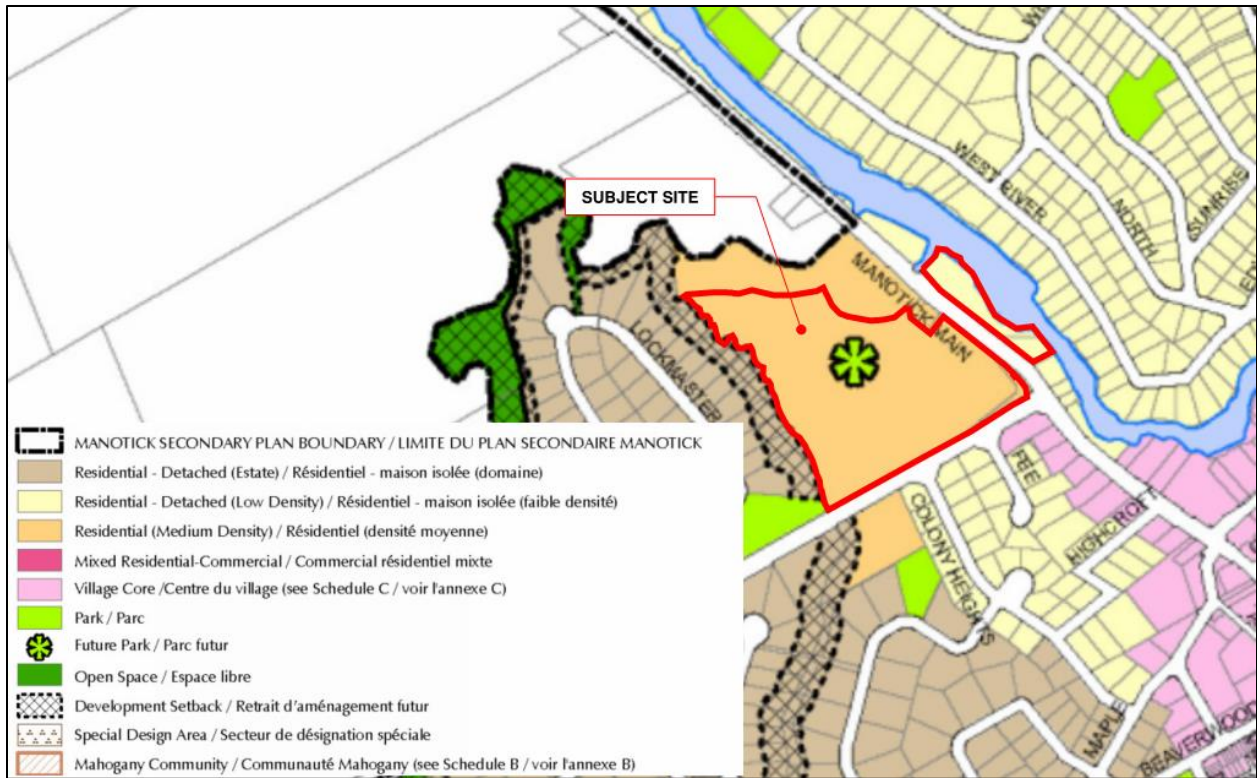


Figure 13: Excerpt of Manotick Secondary Plan Schedule A - Designation Plan with the Subject Site outlined in red

The following sections list the applicable Secondary Plan policies with a description of how the proposed development conforms to each policy.

General Policies

Policy 1: *“Development in Manotick will be low-rise with building heights limited to three storeys to reinforce its village character”*

- The proposed residential dwellings are two storeys.

Residential (Low Density) Designation Policies

Section 3.2 of the Secondary Plan contains policies specific to the ‘Residential (Low Density)’ designation.

Policy 2: *“Residential use is limited to detached dwellings built at a minimum density of five units per gross hectare to a maximum of 12 units per gross hectare”.*

- An Open Space (Block 84) and a park (Block 83) is proposed in this portion of the Subject Site (Park Block 83). Although the Secondary Plan designates this land for low density residential development, a portion of this land is within the floodplain, the limits of which are defined by proposed Open Space Block 84. Further, the size and shape of this portion of the Subject Site limits the development potential for low-density residential. The proposed open space and passive park in this location allows the broader public to enjoy views of the river as opposed to a

few private residences. The park is supported from an environmental and geotechnical perspective and is consistent with Secondary Plan Policy 9 of Section 6.2, as discussed below.

Residential (Medium Density) Designation Policies

Section 3.3 of the Secondary Plan contains policies specific to the 'Residential (Medium Density)' designation.

Policy 4: "Permitted uses include detached dwellings, semi-detached dwellings, and townhouse dwellings at a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare. Detached dwellings are limited to no more than 50% of the total number of dwelling units. Low-rise apartment dwellings are not permitted."

- The proposed development consists of lots and blocks for single-detached, semi-detached, and townhouse dwellings. The single-detached dwellings comprise 42% of the total unit yield and the proposed density is 14.3 units per gross hectare.

Policy 5: "All new development must be serviced by public water and wastewater services."

- The proposed development is serviced by public water and wastewater services as detailed in the Conceptual Site Servicing and Stormwater Management Brief (prepared by Novatech, dated November 15, 2022).

Policy 6: "New development will be designed to reflect Manotick's village character and integrate into the surrounding context."

- The proposed low-rise residential development is an extension of Manotick's village character and is compatible with the adjacent existing low-rise residential areas, while achieving the density requirements outlined in Secondary Plan policy 4 above.

Policy 7: "For the lands located at the north-west corner of Bankfield Road and Rideau Valley Drive, a development concept plan is required at the time of a development application. The concept plan will show uses including a park (with its size and configuration determined in consultation with City staff), built form, internal pedestrian and cycling networks and facilities connecting the site to the surrounding networks. Detached dwellings will generally be located along the west side of the site abutting the existing estate homes. Development must maximize and contribute to improved connectivity for pedestrians and cyclists as shown on Annex 9 – Village Connectivity. Where possible, development must improve traffic flows into and out of the Village Core. As a condition of subdivision approval, there will be a pedestrian connection on these lands linking Millers Point Park to the intersection of Bankfield Road and Rideau Valley Drive."

- A Development Concept Plan (DCP) is provided as **Appendix B** to this report. The DCP shows the locations of the proposed uses including parks, lot/block and street configuration, the proposed pedestrian network, and integration with the surrounding existing conditions. Single detached dwellings are located on the west side of the site abutting Wilson Cowan Drain across from the existing homes on Lockmaster Crescent. Per Annex 9, Bankfield Road and Rideau Valley Drive are identified as proposed cycling routes. Road Widening Blocks are shown on the Draft Plan of Subdivision and DCP. Further, a pathway is proposed along Bankfield Road linking Millers Point Park to the intersection of Bankfield Road and Rideau Valley Drive. The proposed park locations have been determined in consultation with City of Ottawa Staff. The location of Park Block 79 was a recommendation from City Staff to create connectivity via the proposed path system along Bankfield Road as an extension of the adjacent Millers Point Park. The location of Park Block 83

adjacent to the Rideau River is consistent with Secondary Plan Policy 9 of Section 6, as discussed below.

Parks Policies

Section 4 of the *Secondary Plan* contains policies for existing and future parks.

Policy 1: *“Lands designated as Park permit a range of active and passive recreational uses including community gardens and may also include built facilities.”*

- Park Facility Fit Plans will be developed for proposed Park Blocks 79 and 83 in consultation with City of Ottawa staff.

Policy 3: *“Consideration for enhancing pedestrian and cycling linkages will be had during the development of any new or existing park to ensure connectivity to adjacent areas and the existing connectivity network, as shown on Annex 9 – Village Connectivity”.*

- A pathway is proposed along Bankfield Road connecting the existing Millers Point Park and proposed Park Block 79 to the intersection of Bankfield Road and Rideau Valley Drive. A pathway connection into proposed Park Block 83 will be designed as part of the Facility Fit Plan. Sidewalks are proposed along one side of all the streets and provide frontage along Park Block 79.

Policy 5: *“The City will determine the final location and size of all new parks through the plan of subdivision application process”.*

- The final size and configuration of proposed Park Blocks 79 and 83 will be confirmed through the development review process.

Policy 6: *“New development will ensure that there are connections between Future Parks and the community”.*

- See policy 3 above.

Connectivity, Traffic, and Parking Policies

Section 6 of the *Secondary Plan* contains policies relating to connectivity, traffic, and parking.

Policy 1: *“When development occurs, new sidewalks, paved shoulders and multi-use pathways will be constructed, where possible, and will be a consideration of the development review process.”*

- A network of sidewalks and pathways is proposed, as shown on the Development Concept Plan in **Appendix B** of this report, to provide connectivity within the proposed development and to the surrounding community.

Policy 9: *“For proposed plans of subdivision adjacent to the Rideau River, the proponent will provide public access along the Rideau River unless there are compelling reasons to not do so. This will be undertaken by requiring land dedicated for public purposes at the shoreline or adjacent to environmental constraints. These dedicated lands should be accessible from a public road.”*

- Proposed Park Block 83 provides public access to the Rideau River. It is intended to be a passive recreational park with meandering stone dust pathways, benches, and plantings to allow the public to enjoy views of the river. The proposed river park has been assessed from geotechnical and environmental perspectives as detailed in the Slope Stability Assessment (prepared by

Paterson Group, dated July 5, 2022) and Environmental Impact Statement (prepared by CIMA+, dated November 16, 2022) and discussed in Section 4.9 of this report.

Policy 11: *“On lands located along a Scenic Route as identified in the Official Plan, the Scenic Route policies of the Official Plan apply.”*

- Rideau Valley Drive is designated as a “Scenic Route” on *Schedule C13 – Scenic Routes* of the Official Plan. Section 4.6.2 of the Official Plan includes policies to protect views and enhance Scenic Routes.
- Per Policy 4.6.2(4) of the Official Plan, *“Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:*
 - a) *Protecting the opportunity to view natural and cultural heritage features;*
 - The proposed development creates public access to and the opportunity to view the Rideau River from proposed Park Block 83.
 - b) *Preserving and restoring landscaping, including but not limited to distinctive trees and vegetation along the right of way;*
 - A Landscape Plan and Streetscape Plan will be prepared as part of detailed design to identify street trees and other trees and vegetation plantings in the park and open space blocks.
 - c) *Orienting buildings towards the Scenic Route and providing direct pedestrian access, where appropriate;*
 - A window street (Street 3) is proposed along the Scenic Route with the fronts of the proposed townhouse units oriented towards the Scenic Route. The proposed pathway along Bankfield Road will provide a direct pedestrian connection to the Scenic Route.
 - d) *Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and*
 - No surface parking lots are proposed as part of the development. Each dwelling unit will have a private driveway and garage.
 - e) *Managing the intensity and spill-over of lighting on adjacent parcels.*
 - Lighting standards for the proposed development will be planned in a manner that avoids the potential for light spill over or glare on adjacent parcels.
- As detailed above, the proposed development satisfies the applicable Scenic Route policies of the Official Plan.

Policy 15: *“Through the development review process, specific road modifications will be undertaken to optimize cycle routes throughout the village.”*

- The required Right-of-Way protections along Rideau Valley Drive and Bankfield Road per *Schedule C16 – Rights-of-Way Protection Requirements* of the Official Plan are provided as Road Widening Blocks 88, 89, and 90 on the proposed Draft Plan of Subdivision. As described and illustrated in the *Transportation Impact Assessment* (prepared by Novatech, dated October 2022) a roadway modification to Bankfield Road at the Colony Heights/Street 1 intersection is proposed to provide

eastbound and westbound turn lanes under 2033 background traffic conditions. In addition to the proposed paved pathway along Bankfield Road, as discussed above, the proposed roadway modification at this intersection reinstates the 2-metre-wide paved shoulders that currently exist following upgrades to Bankfield Road by the City of Ottawa. Per the Ottawa Cycling Plan, 2013 (OCP), when initiating a road reconstruction or road resurfacing project, City Staff will consult with the City Planning department to determine whether cycling facilities should be included. Further, OCP Section 5.3.2 states that, “it is much less expensive to add new on-street bicycle lanes as part of a major road reconstruction project or a new roadway project vs. a retro-fit of cycling facilities to an existing roadway”. Accordingly, any additional specific roadway modifications for cycling routes are a City responsibility.

Policy 19: *“The City will consider a roundabout control at the intersection of Manotick Main Street / Rideau Valley Drive / Bankfield Road subject to re-alignment of approach roadways”.*

- The *Transportation Impact Assessment* (prepared by Novatech, dated October 2022) includes traffic sensitivity analyses with and without this potential roundabout to account for the City’s potential future construction of the roundabout.

Natural Heritage System and Environmental Constraints Policies

Section 7 of the Secondary Plan contains policies for the natural heritage system and environmental constraints.

Policy 1: *“Natural heritage features that are not shown on Annex 4 - Natural Heritage and Environmental Constraints, of this secondary plan may be identified in Schedule C11B – Natural Heritage System (South) of Volume 1 of the Official Plan. Natural heritage features identified in Schedule C11B are also subject to the policies of this secondary plan.”*

- Per *Secondary Plan Annex 4 – Natural Heritage and Environmental Constraints*, unstable slopes are identified along Wilson Cowan Drain, Mud Creek and the Rideau River, as shown in **Figure 15**. Per Official Plan *Schedule C11B* most of the areas of potential unstable slopes are also subject to the Natural Heritage Features Overlay, as shown in **Figure 16**.

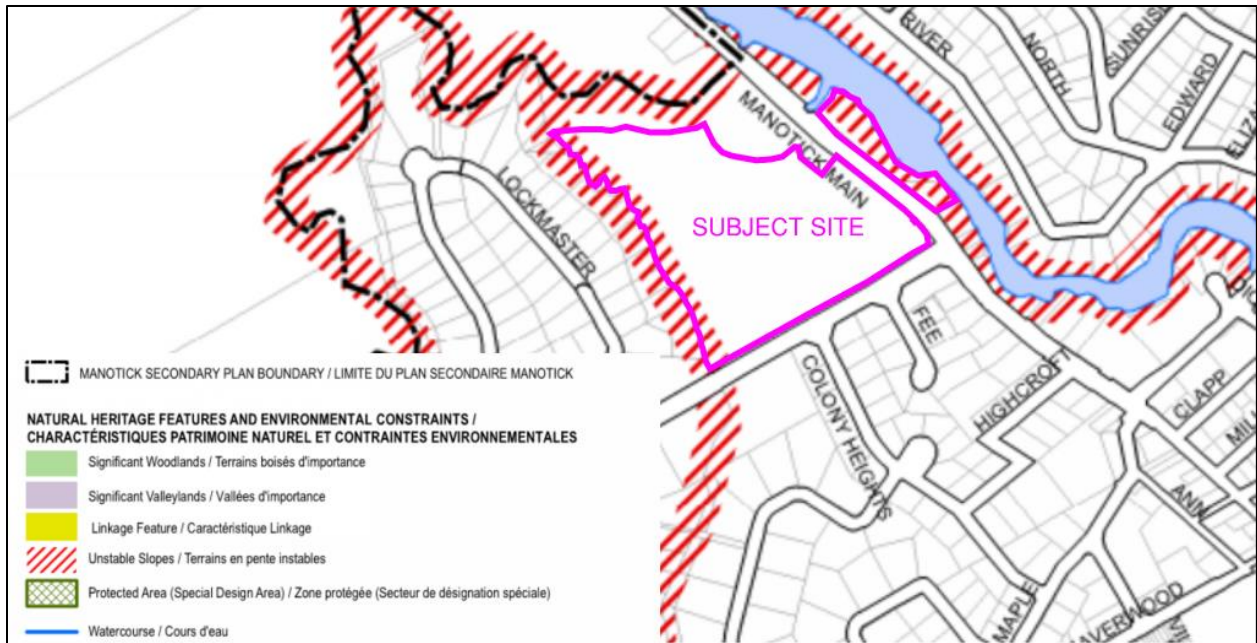


Figure 14: Excerpt of Village of Manotick Secondary Plan Annex 4 - Natural Heritage and Environmental Constraints

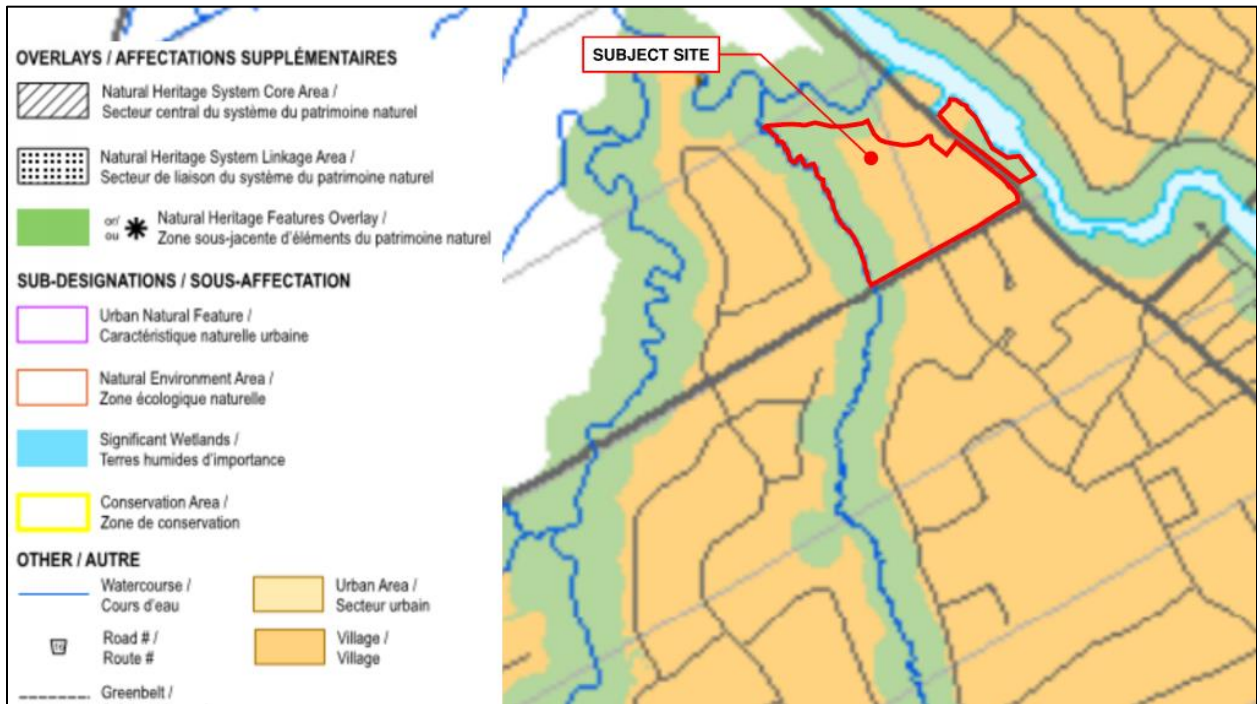


Figure 15: Excerpt of Official Plan Schedule C11B - Natural Heritage System (South)

Policy 2: “Development on or adjacent to lands forming part of the natural heritage system identified on Annex 4 – Natural Heritage and Environmental Constraints or Schedule C11B – Natural Heritage System (South), will need to be supported by technical studies as described by the policies below and in policies related to natural heritage systems within the Official Plan.”

- Paterson Group assessed slope stability along Wilson Cowan Drain and Mud Creek in their Geotechnical Investigation report (dated October 14, 2022) and along the Rideau River in their Slope Stability Analysis (dated July 5, 2022). Additionally, Matrix Solutions Inc. prepare a *Fluvial Geomorphic and Erosion Hazard Assessment* (dated November 2022) to assess Mud Creek, Wilson Cowan Drain and the oxbow. CIMA+ assessed the designated natural heritage features as part of their *Environmental Impact Statement* report (dated November 16, 2022). See Section 4.0 of this report for summaries of the above-noted technical studies. The proposed development limit along Wilson Cowan Drain and Mud Creek was determined based on the findings and recommendations of these studies.

Policy 3: *“Where there may be inconsistencies between Annex 4 in this plan and Schedule C11B in the Official Plan, the Official Plan shall preside.”*

- Section 5.6.4.1 in the Official Plan contains policies associated with Natural Heritage Features Overlay. Per Policy 3, the *“City shall protect natural heritage features for the natural character and ecosystem services”*. Policy 4 requires that *“Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City’s guidelines”*. Further, Policy 5 requires that *“Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study”*. As noted above, an Environmental Impact Study was prepared by CIMA+ for the proposed development. See Section 4.9 of this report for an overview of the report.

Based on the foregoing, the proposed development conforms to the vision and policies of the Village of Manotick Secondary Plan.

3.4 Zoning By-law 2008-250

The portion of the Subject Site on the east side of Rideau Valley Drive is zoned Rural Countryside (RU) and the portion of the Subject Site on the west side of Rideau Valley Drive is zoned Development Reserve, Subzone 1 (DR1).

Amendments are required to rezone the Subject Site from RU and DR1 to a suggested Parks and Open Space (O1) zone and a Village Residential, Third Density, Subzone B with a special exception (V3B[XXXX]) to permit the proposed open spaces, parks, and residential dwellings. These suggested zones will facilitate the proposed development and implement the policy direction of the Village of Manotick Secondary Plan.

The purpose of the O1 zone is to:

- (1) *permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and*
- (2) *ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.*

An O1 zone is appropriate for proposed Park Blocks 79 and 83, as well as Open Space Blocks 80, 82, 84, 85 and 87. Regarding Blocks 84 and 87, the existing Floodplain Hazard Overlay will remain.

The purpose of the V3 zone is to:

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

The Village of Manotick Secondary Plan designates the Subject Site for medium density residential development and requires a density of between 12 and 20 units per gross hectare. The purposes of suggested V3 zone are consistent with the policy direction of the Secondary Plan and permit the proposed single-detached, semi-detached, and townhouse dwellings. The suggested subzone 'B' and proposed special exception [XXXX] to permit a reduced lot area, front yard setback, side yard setbacks, rear yard setback, and maximum lot coverage allow the proposed development to meet the density requirements of the Secondary Plan.

Based on the foregoing, the suggested zoning is appropriate for the use of the Subject Site, introduces standards which are in keeping with the intent of the Zoning By-law and facilitates the development of the Subject Site in keeping with the policies of the Official Plan and the Village of Manotick Secondary Plan.

4.0 SUMMARY OF TECHNICAL STUDIES

The following provides an overview of the technical studies that have been prepared to inform the design of the proposed development and support the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications.

4.1 Conceptual Site Servicing and Stormwater Management Report

A *Conceptual Site Servicing and Stormwater Management Report* (Servicing Report) was prepared by Novatech, dated November 15, 2022 to confirm the adequacy of existing and proposed services for the proposed development.

The Servicing Report confirms that the proposed development can be adequately serviced with storm and sanitary sewers and watermain.

4.2 Noise Control Feasibility Study

A *Noise Control Feasibility Study* (Noise Study) was prepared by Novatech, dated November 30, 2022 to evaluate the environmental impact of noise to the proposed residential development, the feasibility of the mitigation measures, and to recommend appropriate noise attenuation measures to ensure compliance with the City of Ottawa *Environmental Noise Control Guidelines*, January 2016 (ENCG) and the Ministry of the Environment and Climate Change *Environmental Noise Guideline*, August 2013. The location of window streets and the orientation of dwellings in the proposed development was intentional to reduce the need for noise barriers to the greatest extent possible.

The Noise Study confirms that the predicted outdoor noise levels for the proposed development from surrounding roads and the Manotick Pump Station exceed the maximum tolerance per the ENCG. To

mitigate noise levels, and to inform potential buyers/tenants, the Noise Study recommends proposed measures including the construction of noise barriers along the eastern property line of residential block 64 adjacent to the Manotick Pump Station and along the southern property line of Lot 74 and Blocks 75 to 77. Additional details on building components, provisions for central air conditioning, and warning clauses will be determined as part of the detailed Noise Control Study.

4.3 Transportation Impact Assessment

A *Transportation Impact Assessment* (TIA) was prepared by Novatech, dated October 2022, in accordance with the City of Ottawa Transportation Impact Assessment Guidelines (June 2017) to ensure that the transportation features of the proposed development conform to the prescribed technical standards, are aligned with City of Ottawa policies and objectives, and that impacts on the transportation network are sustainable and effectively managed. Based on the analyses undertaken and documented in the TIA, the report demonstrates that the proposed development will integrate well and can be safely accommodated by the surrounding transportation network.

4.4 Geotechnical Investigation

A *Geotechnical Investigation* report was prepared by Paterson Group Inc., dated October 14, 2022 (Report No. PG5828-1, Rev 2) to determine the subsoil and groundwater conditions of the Subject Site and to provide geotechnical recommendations for the design of the proposed development including construction considerations. Based on assessments of the subsurface soil profile and groundwater levels, the report concludes that, from a geotechnical perspective, the Subject Site is considered suitable for the proposed residential development.

The Geotechnical Investigation included a slope stability assessment of Mud Creek and Wilson Cowan Drain (see section 6.8 of the report). Based on the results of the slope stability assessment, a limit of hazard lands was established for the proposed development as illustrated in the Geotechnical Investigation report. The development limit of the lots backing onto these watercourses has been designed to respect the hazard limit. None of the proposed lots will encroach within this limit.

4.5 Slope Stability Assessment – Proposed River Park

A *Slope Stability Assessment* for the proposed river park abutting the Rideau River was conducted by Paterson Group Inc., dated July 5, 2022 (Report No. PG5828-LET.01 Rev.1). The existing slope conditions were assessed by Paterson to define a conceptual limit of hazard lands setback. The Slope Stability Assessment included three cross-sections that were studied as a worst-case scenario, as shown on the Limit of Hazard Lands Plan attached to the report. The report notes that this limit is to be respected for any permanent structures, such as gazebos, but that stone dust pathways with minor grading adjustments and park benches are acceptable to be located within the limit of hazard lands line from a geotechnical perspective.

The proposed river park will be design in accordance with the conclusions and recommendations of this Slope Stability Assessment.

4.6 Fluvial Geomorphic and Erosion Hazard Assessment

A *Fluvial Geomorphic and Erosion Hazard Assessment* report was prepared by Matrix Solutions Inc., dated November 2022, to designate an erosion hazard limit that is projected to contain all the natural meander

and migration tendencies of the watercourse channels. The purpose is to ensure that the proposed development will be safe from potential channel erosion. The report states that the erosion hazard limit should include a 6-metre erosion access allowance added to each side of the channel. Regarding the oxbow feature the report recommends that further modelling be undertaken through detailed design to formalize the connection to Mud Creek and the outflow channel design.

The proposed development limit respects the erosion hazard limit and 6 metre erosion access limits established through this Assessment and will be designed in accordance with the report recommendations.

4.7 Archaeological Assessment

A *Stage 1 and 2 Archaeological Assessment* report was prepared by Matrix Heritage Inc., dated July 2021 (Report No. MH1026-REP.01) for the proposed development. The Stage 1 Archaeological Assessment included a desktop review of the updated Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) archaeological site databases, and of relevant environmental, historical, and archaeological literature, and primary historical research. Based on this review, archaeological potential was identified. Accordingly, a Stage 2 Archaeological Assessment was undertaken, which included fieldwork to determine whether any archaeological remains exist on the Subject Site. The Stage 2 Assessment resulted in no indication of archaeological remains with cultural heritage value. As such, the report concluded that no further archaeological study is required. Should any archaeological remains be found during construction, provincial protocols will be followed.

4.8 Environmental Site Assessment

A *Phase 1 Environmental Site Assessment* report was prepared by Paterson Group Inc., dated May 31, 2021 (Report No. PE5295-1) to research the past and present use of the Subject Site and adjacent properties to identify any environmental concerns with the potential to impact the Subject Site. Based on the results of the Phase 1 ESA, the report concluded that a Phase 2 ESA is required for the Subject Site.

A *Phase 2 Environment Site Assessment* report was prepared by Paterson Group Inc., dated June 30, 2021 (Report No. PE5295-2). Based on the results of the subsurface investigation, all the soil and groundwater samples taken were in compliance with the Ministry of Environmental, Conservation and Parks (MECP) Table 2 Standards.

Based on the results of the Phase 2 ESA, there are no concerns from an environmental perspective for the proposed development of the lands.

4.9 Environmental Impact Statement

An *Environmental Impact Statement* was prepared by CIMA+, dated November 16, 2022 (Report No. A001244C) to identify and assess the natural heritage features on and adjacent to the Subject Site, examine potential impacts to significant natural features, and provide avoidance and mitigation measures for development. Site investigations determined the presence or potential presence of the following:

- Potential presence of Blanding's Turtle
- Presence of Butternut trees
- Presence of old Barn Swallow nests
- Low potential presence of Eastern Whip-poor-will

- Presence of fish habitat
- Presence of Northern Map Turtle

The EIS proposes a natural heritage system (NHS) consisting of Mud Creek and the Oxbow, Wilson Cowan Drain, the Rideau River, and setbacks from these watercourses ranging from 15 to 30 metres to protect the identified natural features and details additional avoidance and mitigation measures to be followed. The limits of the proposed development respect the NHS identified in the EIS and would proceed in accordance with the recommended avoidance and mitigation measures.

4.10 Tree Conservation Report

A *Tree Conservation Report* was prepared by CIMA+, dated December 7, 2022, in accordance with the *City of Ottawa Tree Conservation Report Guidelines (2021)* to determine which woody vegetation should be retained and protected on the Subject Site. Refer to Tables 2 and 3 for a summary of the trees surveyed on the Subject Site. An impact assessment was undertaken to determine impacts to the trees within the site due to proposed project construction. As noted in Section 5 of the TCR, trees recommended for removal include trees within or outside the limit of work that would not withstand construction-related impacts. Trees identified as being injured require work within the minimum critical root zone (CRZ); however, these impacts are expected to be minor, and it is likely that these trees will survive post construction. Trees identified as being retained are expected to be minimally damaged by the project and are proposed to be protected through mitigation measures. Please refer to Section 6 of the TCR for mitigation measures and construction management recommendations.

4.11 Headwater Drainage Features Assessment

A *Headwater Drainage Features Assessment* was prepared by CIMA+, dated August 15, 2022, to evaluate and classify the Subject Site's headwater drainage features, and provide management recommendations as necessary. The Study identified one potential headwater feature of approximately 200 metres in length flowing from east to west into the Wilson Cowan Municipal Drain. Based on the assessment of the headwater feature, the report concludes that no management is required and no further assessment of the feature is required.

4.12 Groundwater Impact Study

A *Groundwater Impact Study* was prepared by Paterson Group Inc., dated August 23, 2022 (Report No.: PH4624-1) for the proposed development to assess the existing geology and hydrogeology of the Subject Site and surrounding lands within a 100-metre radius, and to assess potential impacts to adjacent structures and neighbouring wells. Based on the results of the Study, the report concludes that the proposed development will not negatively affect adjacent structures or wells. The proposed development will follow the recommendations in Section 5.0 of Paterson's report.

5.0 CONCLUSION

This Planning Rationale has been prepared in support of Plan of Subdivision and Zoning By-law Amendment applications to facilitate the development of a residential subdivision consisting of 147 dwellings including single-detached, semi-detached, and townhouse units on local streets accessed via Bankfield Road. The proposed development also includes the creation of a public park adjacent to Wilson Cowan Municipal Drain and Bankfield Road and a public park adjacent to the Rideau River.

It is our assessment that the proposed development is consistent with the Provincial Policy Statement, 2020, conforms with the policies of the Official Plan, conforms with the policies of the Village of Manotick Secondary Plan, and complies with the City of Ottawa Zoning By-law 2008-250. The proposed Plan of Subdivision and Zoning By-law Amendment applications are appropriate for the development of the Subject Site and represent good land use planning.

Sincerely,

NOVATECH

Prepared by:



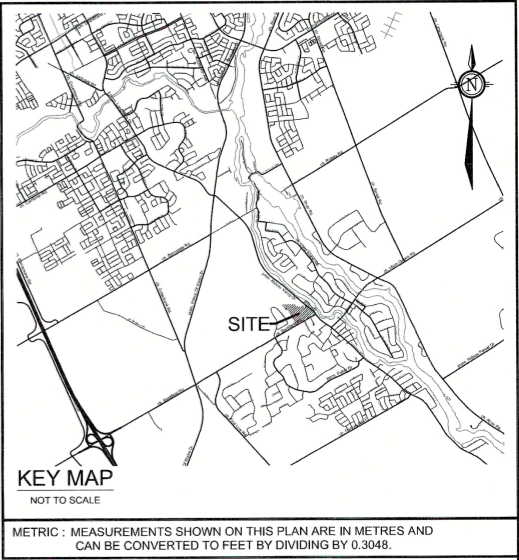
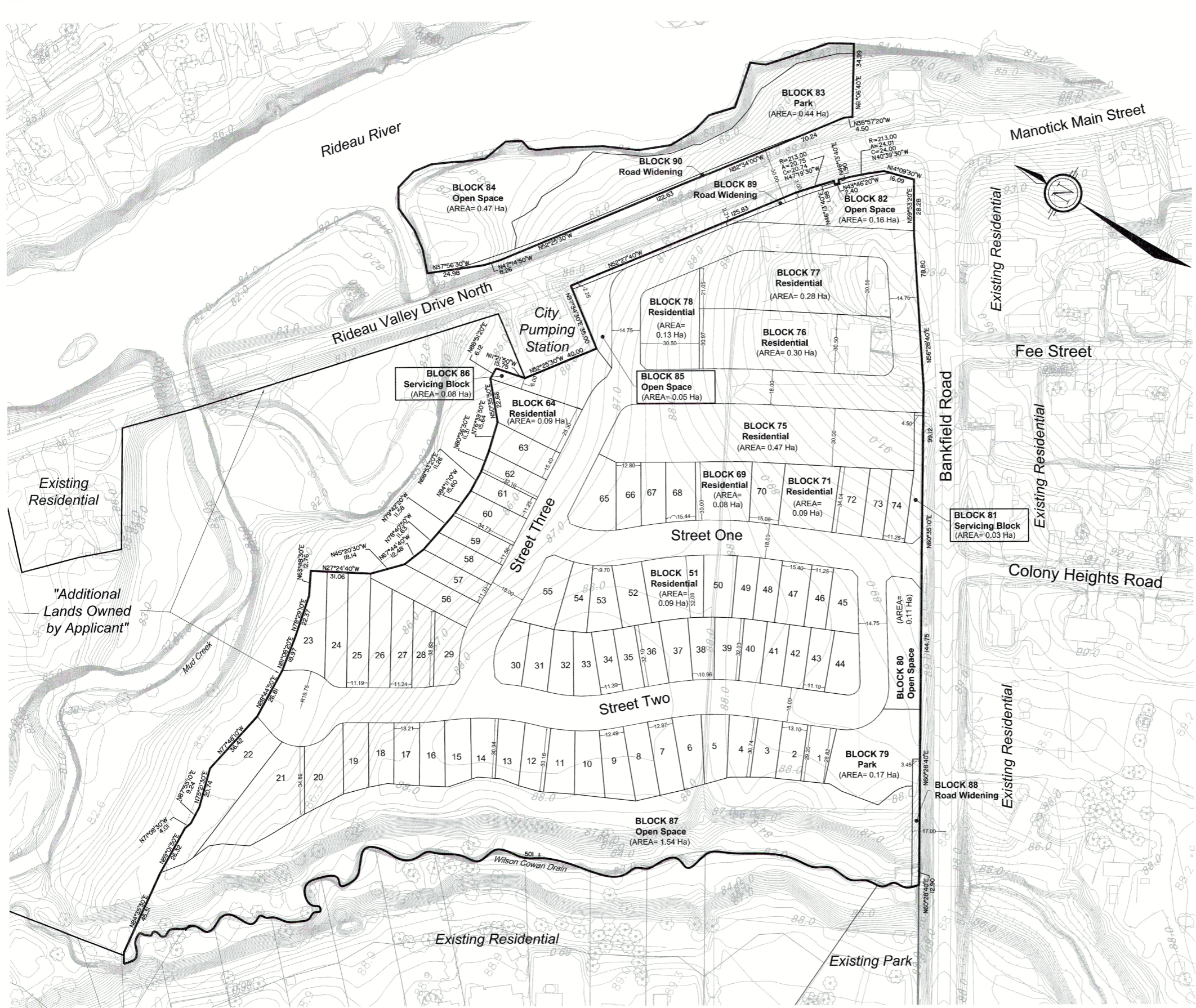
Ellen Potts, BES (PI)
Planner

Reviewed by:



Greg Winters, MCIP, RPP
Director, Planning & Development

Appendix A – Draft Plan of Subdivision



METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
 PART OF LOT 1
 CONCESSION 1 (RIDEAU FRONT),
 PART OF LOT 1
 CONCESSION 2 (RIDEAU FRONT)
 AND PART OF THE ROAD ALLOWANCE
 BETWEEN CONCESSIONS 1 AND 2
 Geographic Township of Nepean
 CITY OF OTTAWA
 SCALE:
 1 : 1000
 DATE: OCTOBER, 2022

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.
 DATED Oct. 17, 2022
 E. H. Harway
 ONTARIO LAND SURVEYOR
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 ONTARIO LAND SURVEYORS 22459-21

OWNER'S CERTIFICATE
 WE, UNIFORM URBAN DEVELOPMENTS, BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.
 DATED _____
 John MacDougall
 Uniform Urban Developments

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor.
As shown on Draft Plan
 - B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan
 - C) On a small mapplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of original grant of which the land forms the whole part.
As shown on Draft Plan
 - D) The purposes for which the proposed lots are to be used.
Residential, Open Space, and Park shown on Draft Plan
 - E) The existing uses of all adjoining lands.
Residential, Open Space, and Park shown on Draft Plan
 - F) The approximate dimensions & layout of the proposed lots.
As shown on Draft Plan
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided.
As shown on Draft Plan
 - H) The availability and nature of domestic water supply:
Development will be supplied with full municipal piped water service
 - I) The nature & porosity of the soil:
Silty Clay
 - J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided.
Contours shown on Draft Plan
 - K) The municipal services available or to be available to the land proposed to be subdivided:
Development will be supplied with full sanitary and storm water sewer services.
 - L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 29 s. 30, 1995, c. 4 s. 29(3).
As shown on Draft Plan.

4386 RIDEAU VALLEY DRIVE

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____

ADAM BROWN, MANAGER
 DEVELOPMENT REVIEW RURAL,
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P5
 Telephone (613) 254-9643
 Facsimile (613) 254-5867
 Website www.novatech-eng.com

PROJECT No. 121153

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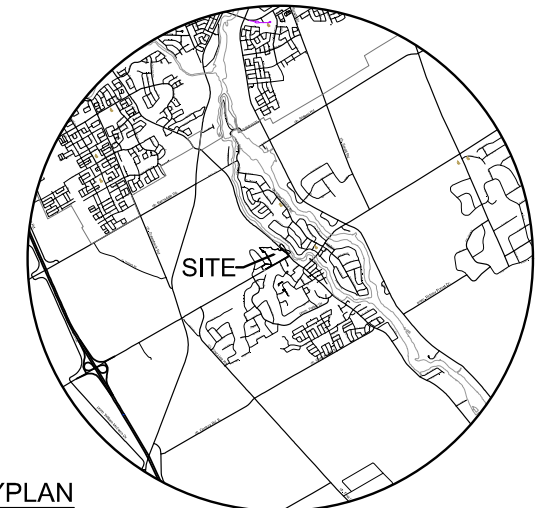
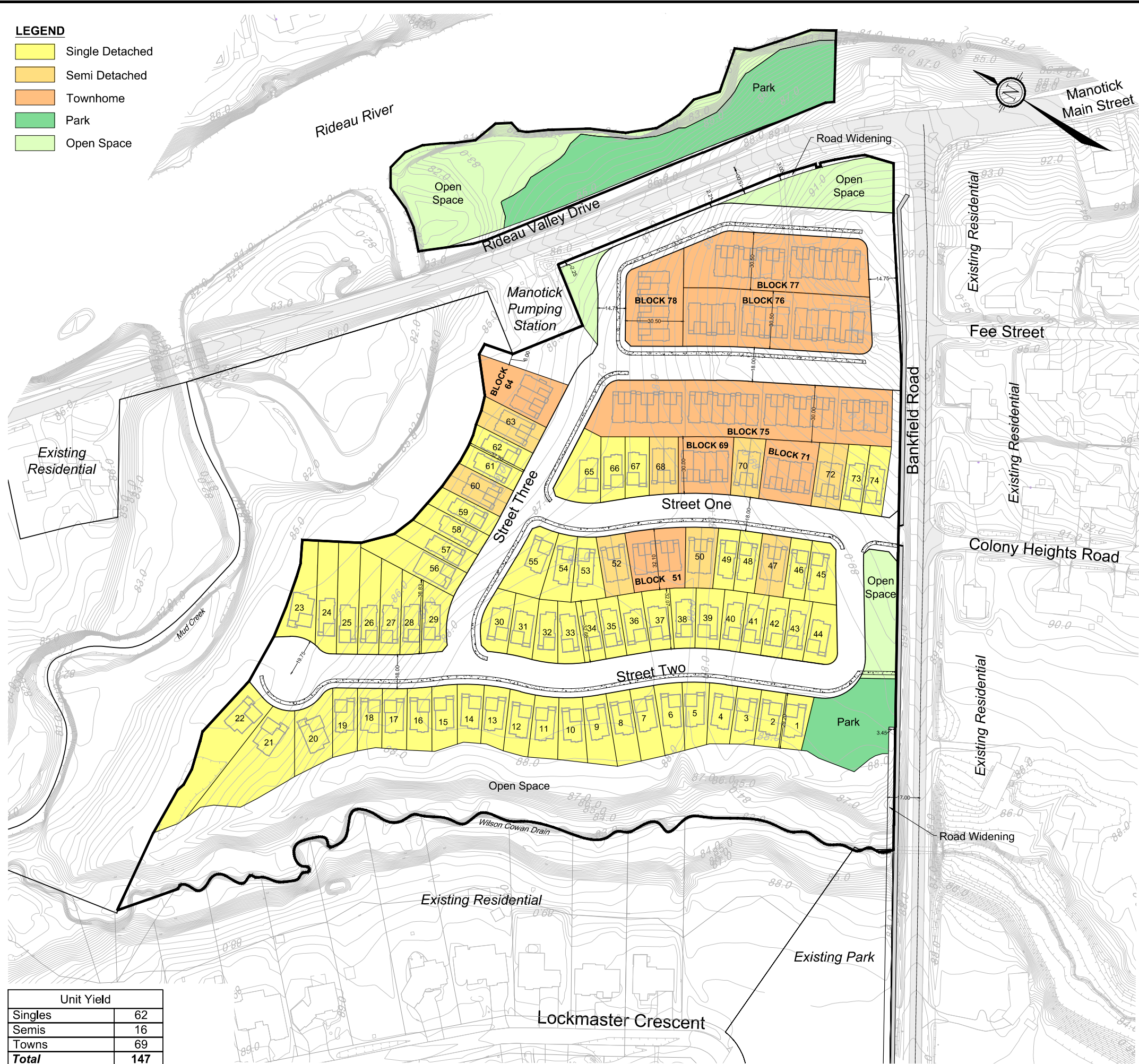
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Appendix B – Development Concept Plan

LEGEND

- Single Detached
- Semi Detached
- Townhome
- Park
- Open Space

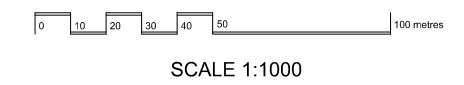


KEYPLAN
NOT TO SCALE

DEVELOPMENT CONCEPT PLAN

4386 RIDEAU VALLEY DRIVE

PART OF LOT 1
CONCESSION 1 & 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA



No.	REVISION	DATE	BY
1	ISSUED FOR CITY REVIEW	DEC 01/22	EP

Unit Yield	
Singles	62
Semis	16
Towns	69
Total	147

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com






ISSUED
DECEMBER, 2022
PROJECT No.
121153
DRAWING No.
121153-DCP

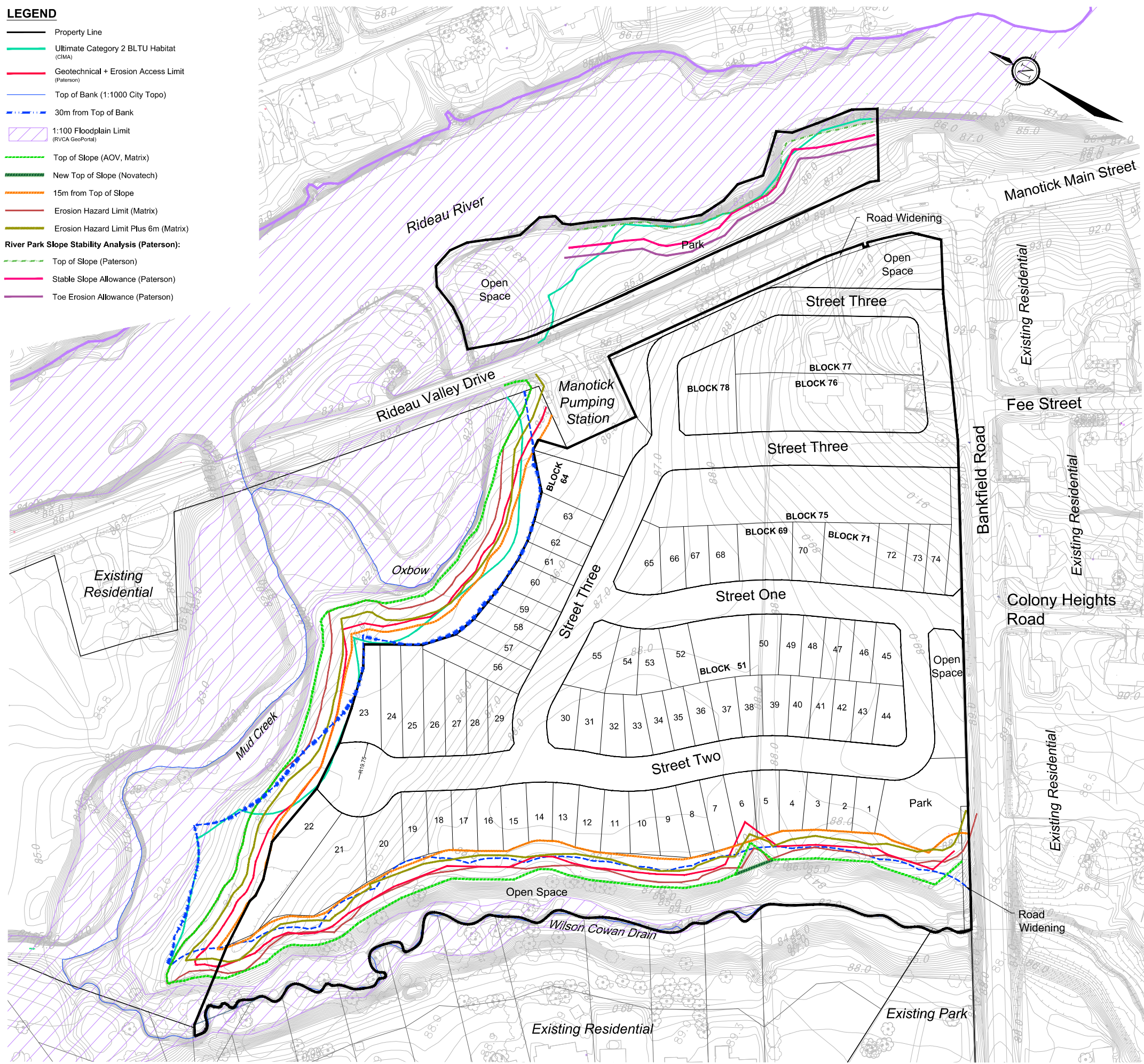
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Appendix C – Constraint Limits

LEGEND

-  Property Line
-  Ultimate Category 2 BLTU Habitat (CIMA)
-  Geotechnical + Erosion Access Limit (Paterson)
-  Top of Bank (1:1000 City Topo)
-  30m from Top of Bank
-  1:100 Floodplain Limit (RVCA GeoPortal)
-  Top of Slope (AOV, Matrix)
-  New Top of Slope (Novatech)
-  15m from Top of Slope
-  Erosion Hazard Limit (Matrix)
-  Erosion Hazard Limit Plus 6m (Matrix)
- River Park Slope Stability Analysis (Paterson):**
-  Top of Slope (Paterson)
-  Stable Slope Allowance (Paterson)
-  Toe Erosion Allowance (Paterson)




KEY MAP
NOT TO SCALE

OVERALL CONSTRAINTS PLAN



No.	REVISION	DATE	BY
1	ISSUED FOR REVIEW	SEPT 15/22	EP

 Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com	ISSUED DECEMBER, 2022
	PROJECT No. 121153
	DRAWING No. CONSTRAINTS-Figure4

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