



## **Planning Rationale in Support of Application for Site Plan Control and Minor Variances**

**5506 Manotick Main Street  
City of Ottawa**

**Prepared by:**

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## 1.0 INTRODUCTION

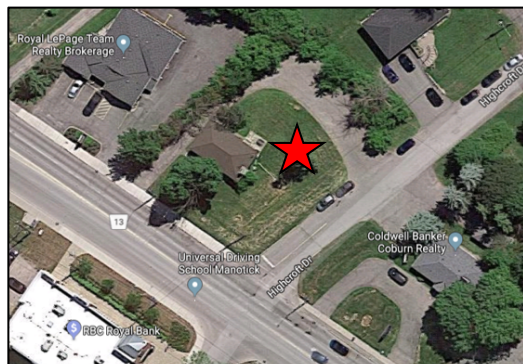
Holzman Consultants Inc. has been retained to prepare a planning rationale in support of applications for Site Plan Control and Minor Variances at 5506 Manotick Main Street (the “Subject Property”), in the City of Ottawa. The purpose of these applications is to facilitate the client’s proposal to demolish the existing building, and to rebuild a four-unit commercial restaurant/retail/office building on the site. The minor variances required are both minor and desirable in nature, while also conforming to the general intent of the Zoning By-law and the Official Plan.

### 1.1 Background

The Subject Property is a rectangular-shaped lot with 30.48m of frontage on the west side of Manotick Main Street, between Maple and Highcroft in Ward 21 (Rideau-Goulbourn), with a site area of 1334.1sqm. Refer to **Exhibit A**. A pre-consultation meeting was also held on October 21, 2019 to discuss submission requirements, including the following attachments:

- the Planning Rationale, dated May 1, 2020 from Holzman Consultants Inc.;
- the Topographical Survey, dated June 21, 2019 from J.D. Barnes Limited;
- the Area Certificate, dated April 1, 2020 from J.D. Barnes Limited;
- the Site Plan, dated April 6, 2020 from Grant + Henley Design Group;
- the Foundation Plan, dated March 2020 from Grant + Henley Design Group;
- the Design Brief with Elevations, dated April 29, 2020 from Grant + Henley Design Group;
- the Erosion and Sediment Control Plan and Report, dated February 4, 2020 from GEMTEC;
- the Geotechnical Investigation, dated March 13, 2020 from GEMTEC;
- the Phase One Environmental Site Assessment, dated January 29, 2020 from GEMTEC;
- the Limited Phase Two Environmental Site Assessment, dated February 13, 2020 from GEMTEC;
- the Species at Risk Screening Assessment, dated December 17, 2019 from GEMTEC;
- the Tree Conservation Report, dated December 17, 2019 from GEMTEC;
- the Grading Plan, dated April 20, 2020 from Novatech;
- the Landscape Plan, dated April 21, 2020 from Novatech;
- the Lighting Plan, dated April 8, 2020 from MVP Lighting;
- the Development Servicing and Stormwater Management Report, dated April 20, 2020 from Novatech;
- the General Plan of Services, dated April 20, 2020 from Novatech;
- the Stormwater Management Plan – Post Development, dated April 20, 2020 from Novatech; and,
- the Lighting Specification Sheets.

Moving forward, there will be additional opportunities for public comment and stakeholder consultation, including the Urban Design Review Panel and the Committee of Adjustment hearing, and we look forward to additional feedback at these times.



**Exhibit A:** Google Maps view photo of the Subject Property.

The adjacent land uses are described as follows:

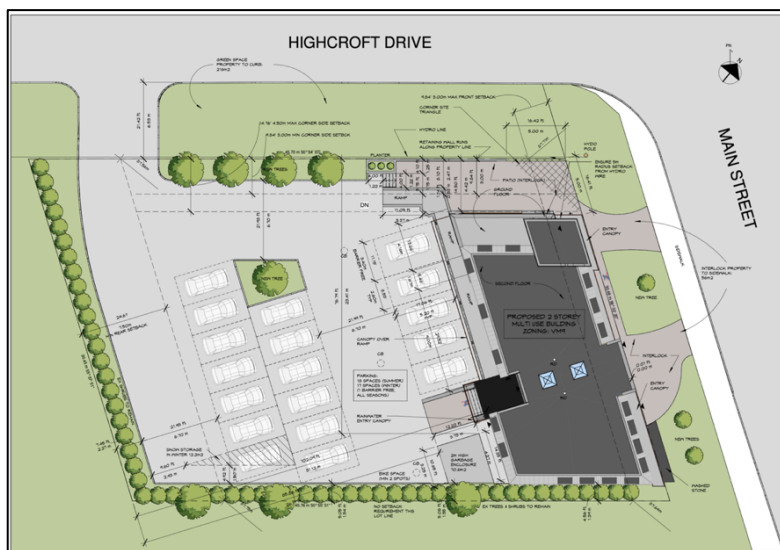
- **East:** A commercial plaza is located to the east.
- **North:** A real estate office is located to the north.
- **West:** Residential single-detached dwellings are located to the west.
- **South:** A real estate office is located to the south.

## 1.2 Description of Proposed Redevelopment

The applicant's plan is to demolish the existing structure (with appropriate permit) to develop a four-unit commercial restaurant/retail/office building with access via Highcroft Drive. In order for this proposed redevelopment to proceed, it requires applications for both Site Plan Control and Minor Variances.

The proposed building and main pedestrian entrances are along the Manotick Main Street lot line, which adds to the visually continuous streetscape, and from the rear which is conveniently located near the on-site parking lot. The building is located along the front lot line and will have a total of 494sqm of gross floor area on two floors with the proposed deli (107sqm of leasable floor area), retail store (53sqm of leasable floor area), and two office units (89sqm and 72sqm of leasable floor area, respectively). An outdoor patio space is also proposed for the deli on the corner of Manotick Main and Highcroft which will add to the lively frontage and support pedestrian activity. Appropriate massing, architectural elements and landscaping have been used to create visual interest for this key location on a corner lot. More specifically, this will include maintenance of existing greenery along rear and interior side lot lines and new trees along the exterior side lot line and front boulevard. A surface parking lot containing a total of 17 spaces is provided to the rear of the building with a single two-way private approach from Highcroft at the extreme west (rear) end of the Subject Property. An outdoor refuse area is also in the parking lot, located so as to minimize impacts, with screening around this area.

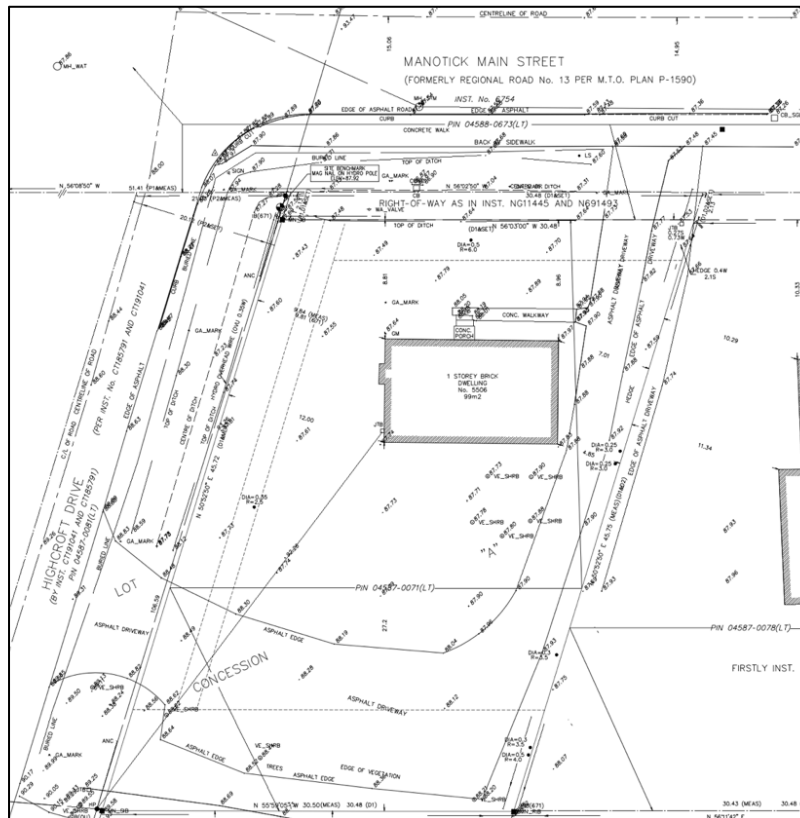
It is anticipated that once the first set of comments are issued by the City, and reviewed by the proponent, the application for minor variances would then be submitted to the City's Committee of Adjustment and run parallel with the finalization of the Site Plan Control application process. Refer to **Exhibits B, C, and D** for the preliminary design plans.



**Exhibit B: Site Plan.**



**Exhibit C: Building Elevation from Intersection looking southwest.**



**Exhibit D: Cropped topographic survey.**

## 2.0 Minor Variances

### 2.1 Minor Variances Summary

The Subject Property is zoned VM9, and compliance with the performance provisions is outlined in **Table 1**. Three minor variances are required for the proposed redevelopment to proceed, which are as follows:

Section 229 – Village Mixed-Use Zone – Minimum Lot Area

**Required:** 1350sqm

**Proposed:** 1334.1sqm

The existing lot area is 1334.1sqm, while the minimum required lot area is 1350sqm per the Zoning By-law.

Section 110.1 – Landscaping Provisions for Parking Lots – Minimum Landscaping Buffer

**Required:** 3m landscaping buffer abutting a street

**Proposed:** 2.03m

The proposed landscaping buffer abutting a street is 2.03m, while the minimum required landscaping buffer abutting a street is 3m per the Zoning By-law.

Section 110.3 – Landscaping Provisions for Parking Lots – Minimum Refuse Collection Setback

**Required:** 3m refuse collection setback from lot lines not abutting a street

**Proposed:** 1.55m

The proposed refuse collection area is setback from lot lines not abutting a street 1.55m, while the minimum required refuse collection setback from lot lines not abutting a street is 3m per the Zoning By-law.

**Table 1: Performance Provisions and Compliance**

Provision	Required	Proposed	Compliance
<b>Min. Lot Area</b>	1,350sqm	1334.1sqm	No
<b>Min. Lot Width</b>	20m	30.48m	Yes
<b>Max. Front Yard Setback</b>	3m	0m	Yes
<b>Corner Side Yard Setbacks</b>	Min. 3m; Max 4.5m	4.42m	Yes
<b>Min. Interior Side Yard Setback</b>	No minimum	1.39m	Yes
<b>Min. Rear Yard Setback</b>	7.5 m	8.97m	Yes
<b>Building Height</b>	Min. 6.7m; Max. 11m	8.24m	Yes
<b>Min. Vehicle Spaces</b>	16	17	Yes
<b>Min. Bicycle Spaces</b>	2	2	Yes
<b>Min. Landscaped Area</b>	15% of parking lot area; 3m buffer abutting street; and, 1.5m buffer not abutting street	21.8%; 2.03m; 1.54m	Yes; No; Yes
<b>Min. Refuse Collection Setbacks</b>	9m from lot lines abutting street; 3m from any other lot line; and, Screened with 2m high opaque fence	23.41m; 1.54m; 2m	Yes; No; Yes
<b>Permitted Projections into Required Yards (Landing/Steps/Ramps)</b>	Wheelchair ramps: No limit;  Other features at or below the first floor level in the front or corner side yard: No closer than 0.6m to a lot line	Wheelchair ramps: No limit;  Other features at or below the first floor level in the front or corner side yard: No closer than 0.6m to a lot line	Yes

Section 45(1) of the *Planning Act* requires the examination of four tests to determine if each variance is warranted. A central theme in the four tests is whether the proposal is *compatible* with the surrounding area. Being “compatible with” is not the same as being “the same as”. Rather, being “compatible with” means being capable of coexisting in harmony in the same area.

## 2.2 General Intent and Purpose of the Official Plan (OP)

The Subject Property is designated Village in the Official Plan (OP). Consistent with the PPS, most of the rural growth should be located within the villages scattered around the City of Ottawa, predominantly in the three serviced villages, including Manotick. The Village designation is designed to permit, “...a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale”. In particular, the Subject Property’s location makes it subject to the policies of the Manotick Secondary Plan. Per the Plan, this property is designated Village Core and Main Street. Therefore, it is considered to be within a Design Priority Area and is subject to review by the City’s Urban Design Review Panel. Therefore, in evaluating whether the requested variances meet the intent and purpose of the Official Plan, the test is whether the proposed land uses provide for daily needs in the rural community and in its appropriate scale for the main street.

With respect to the variance for lot area, this proposal is consistent with the intent and purpose of the policy as this variance is for a pre-existing lot; furthermore, with respect to the variances for refuse collection area setback and parking lot landscaping buffer, this proposal requires the variances to make best use of the pre-existing undersized lot. Together, these variances will permit the redevelopment with retail, restaurant and office uses to meet local needs per the Official Plan. The proposed scale of the redevelopment is also consistent with the community and the proposed height fits within the zoning requirements for the main street. As such, the requested variances conform to the general intent and purpose of the Official Plan.

## 2.3 General Intent and Purpose of the Zoning By-law (Zoning By-law)

The Subject Property is zoned VM9 – Village Mixed-Use Subzone 9. Refer to **Exhibit E**. The stated purpose of the VM zone is to “...permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan...” and “...recognize the function of Business Improvement Areas as primary business or shopping areas...”. Therefore, in evaluating whether the requested variances meet the intent and purpose of the Zoning By-law, the test is whether the redevelopment permits business, shopping, and other commercial land uses.

This proposal is consistent with the intent and purpose of the zoning, as office, restaurant, retail store, and retail food store are permitted uses in the zone. Furthermore, the proposed redevelopment meets all of the zoning performances standards except those variances requested due to the pre-existing undersized lot. With respect to the variances for lot area, refuse collection area setback, and parking lot landscaping buffer, the redevelopment is compatible with the existing land use patterns. The Subject Property abuts lands with the same zoning where the refuse collection area setback is required on the interior side yard and, as non-residentially zoned lands, they are less sensitive; furthermore, there are residentially zoned lands to the rear of the Subject Property, but the redevelopment and refuse collection area well respect the rear yard setbacks required. The refuse collection area will also have the required 2m high opaque fencing to surround it.

Together, these variances will permit the redevelopment with business, shopping, and other commercial land uses per the purpose of the Zoning By-law. As such, the proposed variances facilitate a redevelopment that would conform to the general intent and purpose of the Zoning By-law.



**Exhibit E:** GeoOttawa map identifying zoning for the Subject Property (red star) as VM9.

## 2.4 Desirable

Evaluating the desirability of a proposal can be a subjective exercise in balancing the interests of the proponent and the community; however, looking to the Provincial Policy Statement and OP for guidance, most of the rural growth should be located within the villages scattered around the City of Ottawa, predominantly in the three serviced villages, including Manotick.

As such, the variances will facilitate the redevelopment of the Subject Property with a four-unit commercial restaurant/retail/office building of considerable architectural quality and merit in the rural village. With respect to the variances for lot area, refuse collection area setback, and parking lot landscaping buffer, the pre-existing undersized lot should not pose an undue hardship towards achieving the goals of targeted rural growth and provision of uses to meet daily needs. Furthermore, the variances for refuse collection area setback and parking lot landscaping buffer allow for the full provision of the required vehicular parking spaces per the Zoning By-law, which is understandably more important in the rural village community where public transportation options are limited. This thoughtful decision is positive for residents and patrons, while still providing the required percentage of landscaping per the Zoning By-law.

Additionally, per the Private Approach By-law, only one two way private approach is permitted for a commercial property with 20 to 34 metres of frontage; however, for a corner lot, this may apply to each frontage. That said, it is more desirable to limit private approaches, as has been done in the proposed redevelopment for the Subject Property. Furthermore, the Subject Property is also on a village arterial means the private approach is to be 18m from the nearest intersecting street line and 15m from the next closest private approach. As such, the single proposed two-way private approach for the Subject Property is located on the street carrying the lesser volume of traffic and as far from the intersection as possible.

Looking to the Design Guidelines for Rural Villages, the proposed redevelopment is also desirable as it fulfills the following objectives and guidelines:

- *“To promote development that strengthens Village cores as the focus of where people live, work, play and gather.”*
- *“Concentrate a mix of uses – commercial, residential, recreational and institutional – within the village core. Locating uses within walking distance of each other strengthens community interaction and viability.”*
- *“Provide direct pedestrian connections between adjacent uses within villages to ensure safe and convenient pedestrian movement.”*
- *“Ensure prominent buildings, open spaces, public art and/or other attractive features are developed at highly visible locations. Highly visible locations are corner sites, sites that terminate roadways and sites that frame community gathering places. Height, massing, architectural elements and landscaping should be used to create visual interest.”*
- *“Orient buildings to frame the street. Primary façades should parallel the street and entries should be clearly visible and connect to the public sidewalk.”*
- *“Unless the village core is historically characterized by a wide variety of setbacks, align new building facades to create a visually continuous streetscape.”*
- *“Develop lively frontages along mainstreets to support pedestrian activity. Lively, active frontages may be characterised by a human-scale, reduced building setbacks, visible entries, wide sidewalks, highly transparent facades, patios and varied decorative paving. Clearance requirements for at-grade and overhead utility distribution equipment shall be respected.”*

Therefore, the variances requested are desirable for the appropriate redevelopment of the lands in question, especially given the pre-existing undersized lot, the private approach by-law, and the associated design guidelines.

## 2.5 Minor in Nature

The OMB has also consistently ruled that “minor” is not a mathematically test but an impact test and, as such, it is our opinion that in evaluating whether a variance is minor in nature, its impacts must be examined. With respect to the variances for lot area, refuse collection area setback, and parking lot landscaping buffer, the pre-existing undersized lot should not pose an undue hardship towards achieving the goals of targeted rural growth and provision of uses to meet daily needs as the impact of the variances is minimal.

As outlined above, the Subject Property abuts lands with the same zoning where the refuse collection area setback is required on the interior side yard and, as non-residentially zoned lands, they are less sensitive with minimal impacts; furthermore, there are residentially zoned lands to the rear of the Subject Property, but the redevelopment and refuse collection area will respect the rear yard setbacks required, again with minimal impacts. The refuse collection area will also have the required 2m high opaque fencing to surround it, which will further reduce impacts. As such, this application for variances is minor in nature, with positive impacts for the Subject Property and surrounding community.

## 3.0 CONCLUSION

In conclusion, it is our professional planning opinion that all four tests are met with the applications for minor variances for the four-unit commercial restaurant/retail/office building. Furthermore, we take the opinion that the proposed redevelopment, and the associated applications for Site Plan Control and Minor Variances, represents good and defensible land use planning.

We trust that you will process these applications expeditiously but, if you have any questions or require clarification on any matters, please do not hesitate to contact me.

Sincerely,

*Colleen Ivits*

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