



5581 Doctor Leach Drive

Planning Rationale + Design Brief
Zoning By-law Amendment + Site Plan Control
April 24, 2023



Prepared for Rideau Non-Profit Housing

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1.0 Introduction	1
2.0 Subject Property and Surrounding Area	2
3.0 Proposed Development & Design Brief	6
4.0 Policy and Regulatory Framework	12
5.0 Supporting Studies	26
6.0 Public Consultation Strategy	28
7.0 Conclusion	29

1.0 Introduction

Fotenn Consultants Inc. (“Fotenn”) have been retained by Rideau Non-Profit Housing (RNH) to prepare this Planning Rationale and Design Brief in support of Zoning By-law Amendment and Site Plan Control applications to facilitate the development of a two (2) storey, 38 unit affordable housing apartment building geared towards senior tenants on the property municipally known as 5581 Doctor Leach Drive in the City of Ottawa (“subject property”). The proposed development, hand in hand with the existing development, would seek to double the capacity of apartment units geared towards seniors on the subject lands.

1.1 Purpose of the Applications

To facilitate the proposed development of the subject property, concurrent Zoning By-law Amendment and Site Plan Control applications are being submitted.

1.1.1 Site Plan Control Application

The Site Plan Control application will address the detailed design of the site and building, including but not limited to such aspects as site servicing, landscaping and building materiality.

1.1.2 Zoning By-law Amendment Application

The subject property is currently zoned ‘Village Residential Third Density Zone, Subzone G, exception 580r(V3G[580r]) in the City of Ottawa Zoning By-law (2008-250). The proposed Zoning By-law Amendment Application seeks to amend the following provisions to permit the development of the proposed development:

- / Minimum Lot Size:
 - Requirement: 2.1 hectares
 - Proposed: 5581 square metres (new development parcel)
- / Minimum Residential Parking:
 - Requirement: 1 per dwelling unit x 38: 38 spaces
 - Proposed: 21 spaces

The reduction of the above-listed provisions are related to reduced lot sizes forecasted from a proposed severance of the subject property into three (3) separate lots, scheduled to take place towards the end of the Site Plan Control application. Two (2) of the three (3) lots will be used for the existing development and proposed development, while the third lot will remain vacant for future development.

1.1.3 Consent Application (future)

The existing minimum lot size of 2.1 hectares is representative of the full existing parcel including the existing residential building, the new residential building, and the residual vacant lands along Eastman Avenue at the rear of the site. It is proposed that through the Zoning By-law Amendment process, new minimum lot sizes are attributed to the proposed parcels and following approvals, a Consent application will be submitted to the Committee of Adjustment for the creation of the lots, once all zoning and Site Plan Control issues have been resolved, so as to ensure the final lot fabric is feasible.

Subject Property and Surrounding Area

2.1 Subject Property

The subject property, known municipally as 5581 Doctor Leach Drive in the Village of Manotick, consists of a large parcel with a two (2) storey apartment building geared towards affordable living for seniors, with an adjacent driveway with parking to the northwest portion of the lot. The rest of the lot is undeveloped. The subject property has an area of 21,023 square metres and frontages of 156 metres on Dr. Leach Drive to the west and 110 metres on Eastman Avenue to the east.

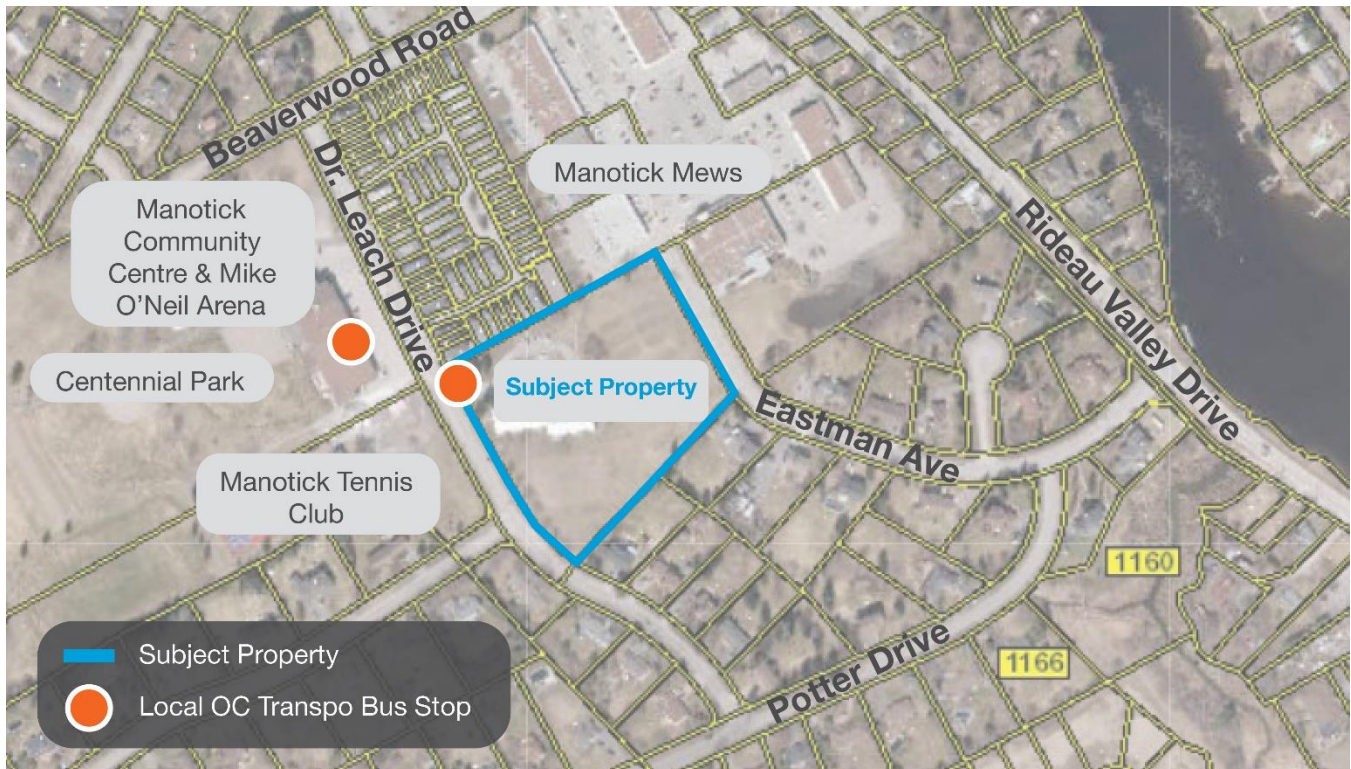


Figure 1: Aerial Photo of the subject property and surrounding context.

2.2 Surrounding Area

North: The subject property is bordered by low rise townhomes to the northwest and Manotick Mews, a low rise commercial retail block, to the northeast, consisting of a grocery store, hardware store, gym, bank, and pharmacy, among other businesses.

East: The subject property is bound by Eastman Avenue to the east, Manotick Mews, and single detached dwellings. The Rideau River is located further east beyond Rideau Valley Drive.

South: The area south of the subject site is generally characterized by single-detached dwellings.

West: The subject property is bound by Doctor Leach Drive to the west, followed by the Manotick Community Centre & Mike O'Neil Arena, Centennial Park, and Manotick Tennis Club. Further west consists of low rise single detached dwellings.

2.3 Transit Network

The subject property is served by OC Transpo bus route 305 classified as a 'Local' route, and OC Transpo bus route 299, classified as a 'Connexion' route on Doctor Leach Drive. Route 305 only runs once on Friday and Route 299 runs Monday to Friday between 2-6pm, both providing connections to Ottawa.

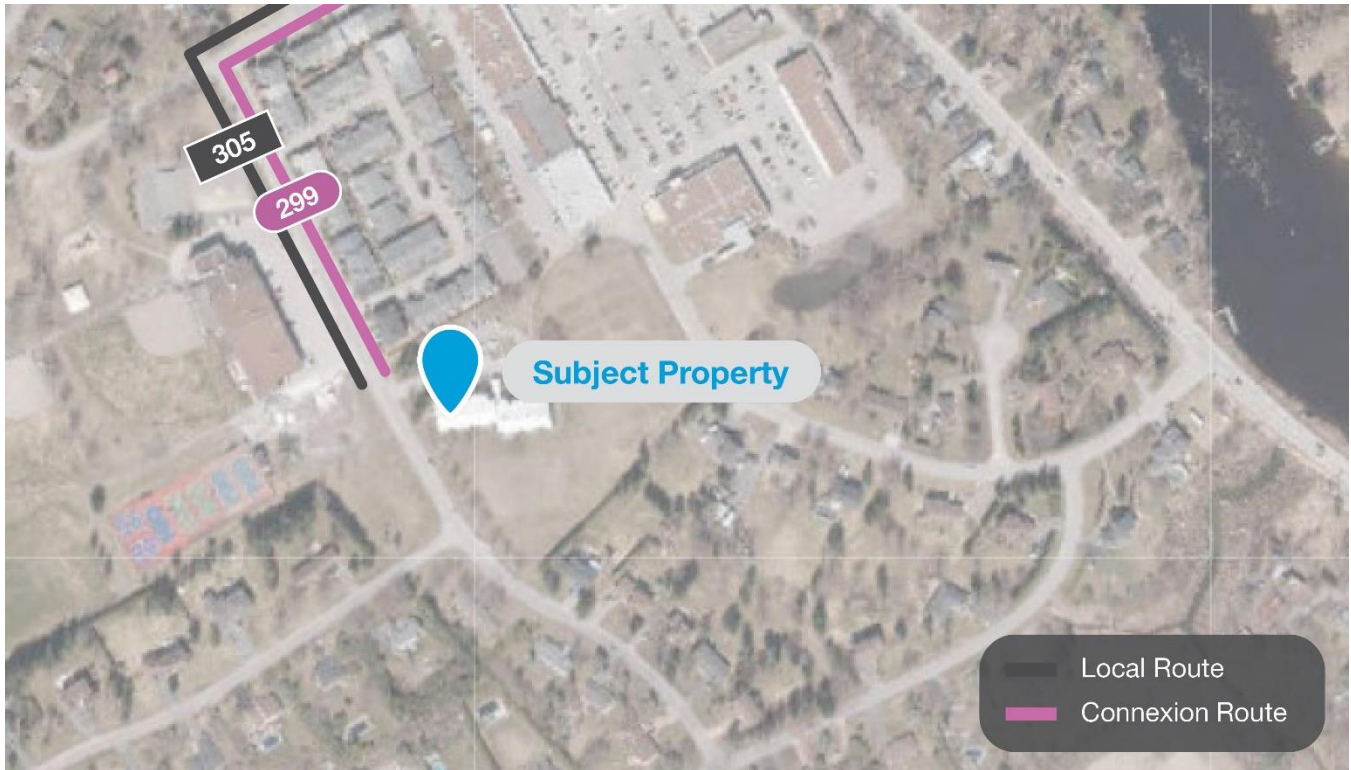


Figure 2: Aerial photo of the subject property and OC Transpo bus routes.

A 'Local' route is focused on custom route to location designations. A 'Connexion' route is focused on providing a convenient connection to the O-Train on weekdays during peak-periods only.

2.4 Active Transportation Network

The subject property is serviced by the existing sidewalk network on Doctor Leach Drive and Eastman Avenue, including an on-site pedestrian connection between these two (2) streets and the Manotick Mews. Though there is no existing cycling infrastructure in the surrounding area, Annex 9 (Village Connectivity) of the Village of Manotick Secondary Plan shows new proposed cycling routes which would connect to the larger cycling network in the city, including Prince of Wales Drive.

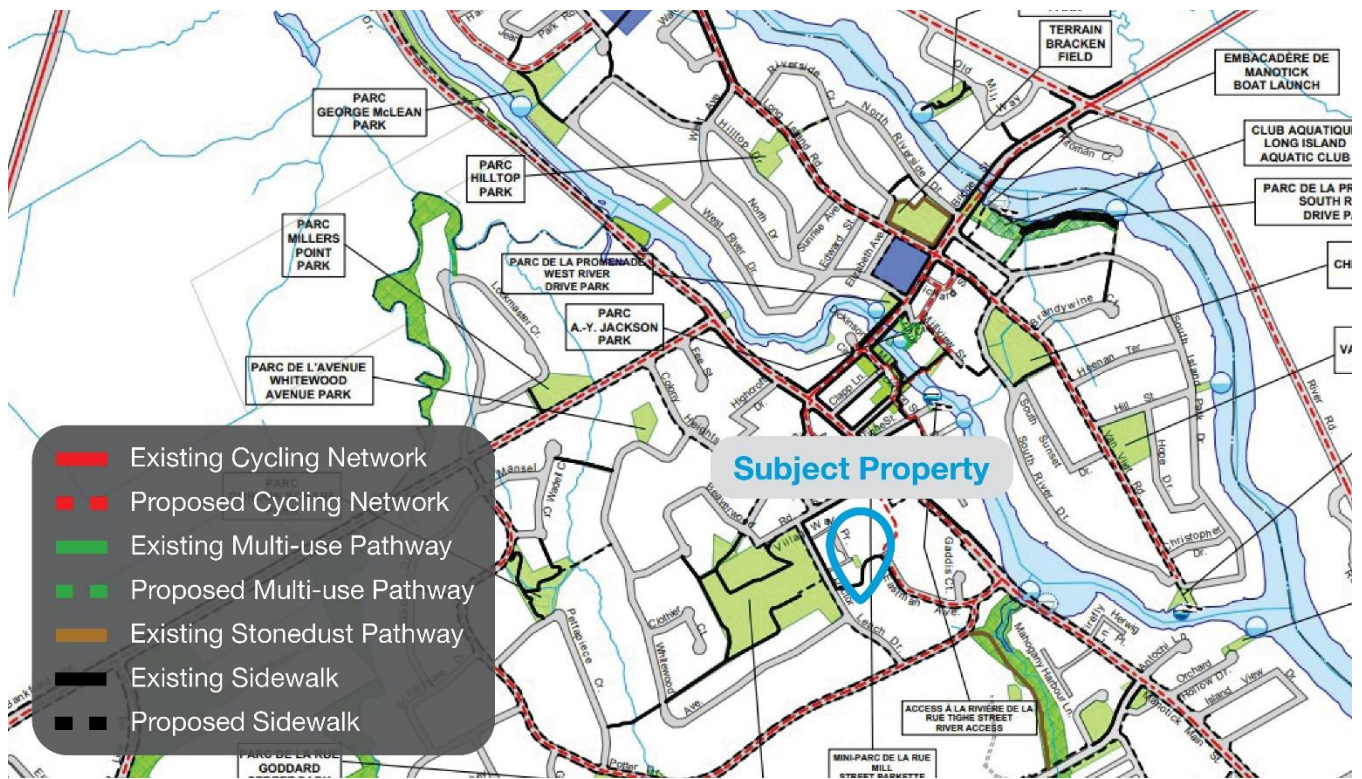


Figure 3: Subject property on Annex 9 – Village Connectivity of the Village of Manotick Secondary Plan.

2.5 Road Network

The subject property fronts on to Doctor Leach Drive, a local neighbourhood road which connects to Potter Drive to the south. Potter Drive is classified as an existing 'Collector Road', which provides access to the 'Arterial' road of Bankfield Road to the north and Main Street to the south.

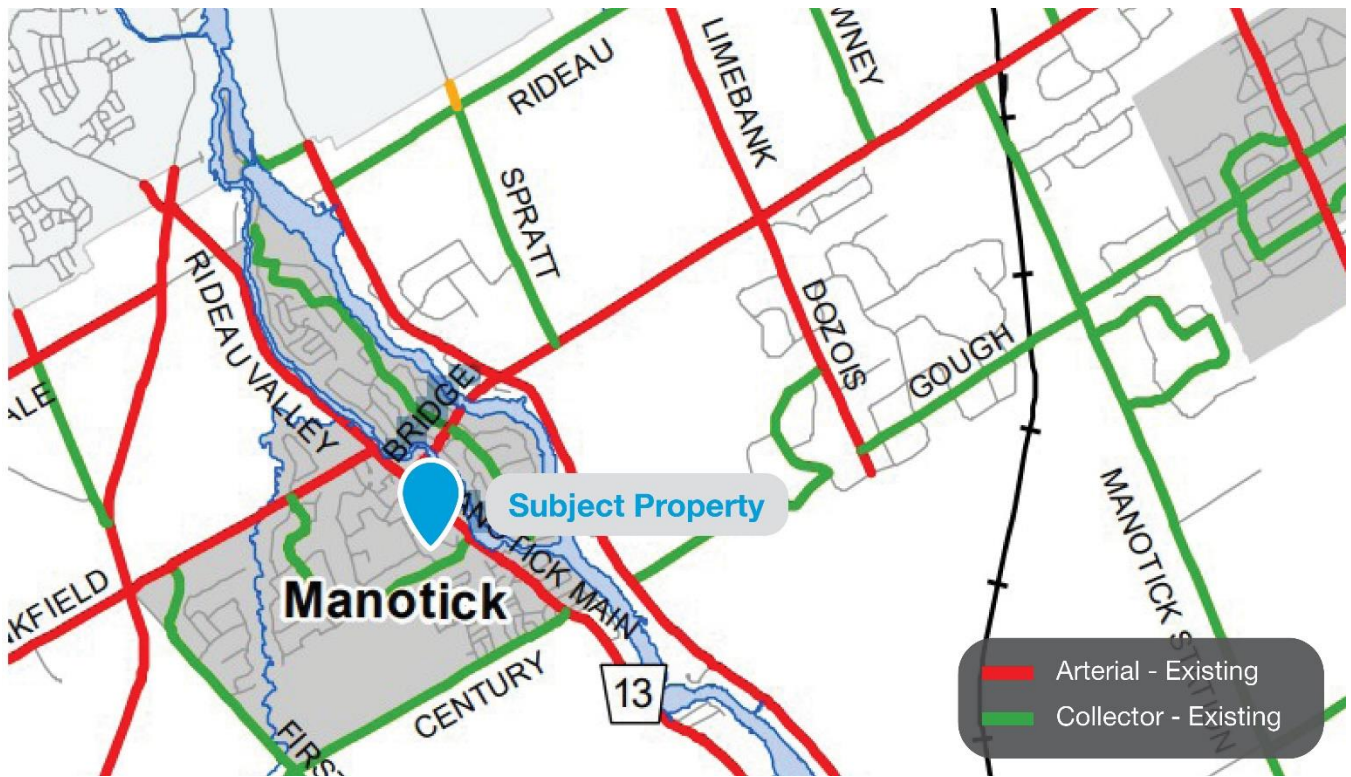


Figure 4: Subject property on Schedule C9 - Rural Road Network of the Official Plan.

Collector streets are the principal streets in urban and village neighbourhoods and are used by residents, delivery and commercial vehicles, transit and school buses, and people walking and cycling.

Arterial roads are intended to function as major corridors in the urban communities, accommodating a variety of transit modes including vehicle, pedestrian, bicycle, and public transportation. Arterial roads are designed in a manner which meets the needs of these users through the provision, where appropriate, of sidewalks, cycling lanes, and transit stops.

3.0 Proposed Development & Design Brief

3.1 Proposed Development

The proposed development of the subject property consists of a two (2) storey, 38 unit apartment building geared towards seniors with a building height of 7.7 metres. The subject property features a driveway on the south side of the proposed lot, which links Doctor Leach Drive to the main entrance, featuring a drop-off area for residents, and a parking lot with 21 residential spaces and 8 visitor parking spaces. A 150 square metre green exterior amenity space is provided to the rear of the proposed development, providing a linkage between the existing and proposed buildings for the benefit of both residents. The retention of the existing trees and hedges are used to define the boundaries of the subject property while providing the benefit of green landscaping in the area.



Figure 5: Proposed site plan layout of the subject property, showing the existing apartment building and the new proposed development parcel.

3.2 Massing and Scale

The proposed development has a maximum height of two (2) storeys at 7.7 metres, integrating with the surrounding low rise area of the Manotick Village core area and the existing development on the subject property. Although the proposed development fronts on to Doctor Leach Drive for a longer distance, the massing of the design is strategically broken up

with columns, balconies, changes in roof design, and cutouts. The drop-off area of the development to the rear is clearly defined and scales down accordingly.



Figure 6: Rear perspective view of the proposed development.



Figure 7: Perspective view of the proposed development from Doctor Leach Drive.



Figure 8: Bird's eye view of the proposed development from the west.



Figure 9: Bird's eye view of the proposed development from the east.

3.3 Building Design

3.3.1 Building Elevations

The proposed development features peaked roofs and large windows for residents throughout the building, accented by a mixture of panelling, awnings, columns, and balconies. Cladding is predominantly concrete board in various colours, mass timber canopy and balcony structures are prominent in design, horizontal wood slat screens are provided between adjoining balconies and patios, and roofs are clad with a high-albedo metal roofing system to match the existing building.



Figure 10: South and western elevations of the proposed development from different angles.

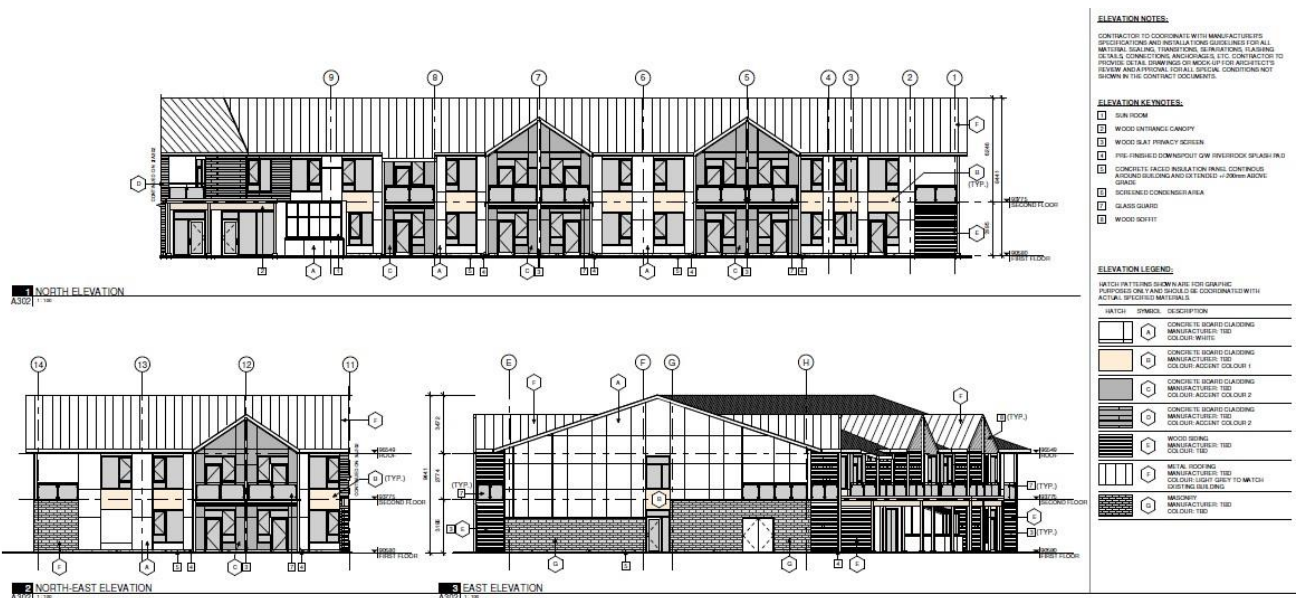


Figure 11: North and eastern elevations of the proposed development from different angles.

3.3.2 Building Floor Plans

The proposed development consists of 38 units, featuring a mix of studio, bachelor, one-bedroom, and two-bedroom suites to accommodate the differing requirements of elderly residents. Common elements such as a common room, mail room, and interior garbage room on the main floor provide ease of accessibility to residents.

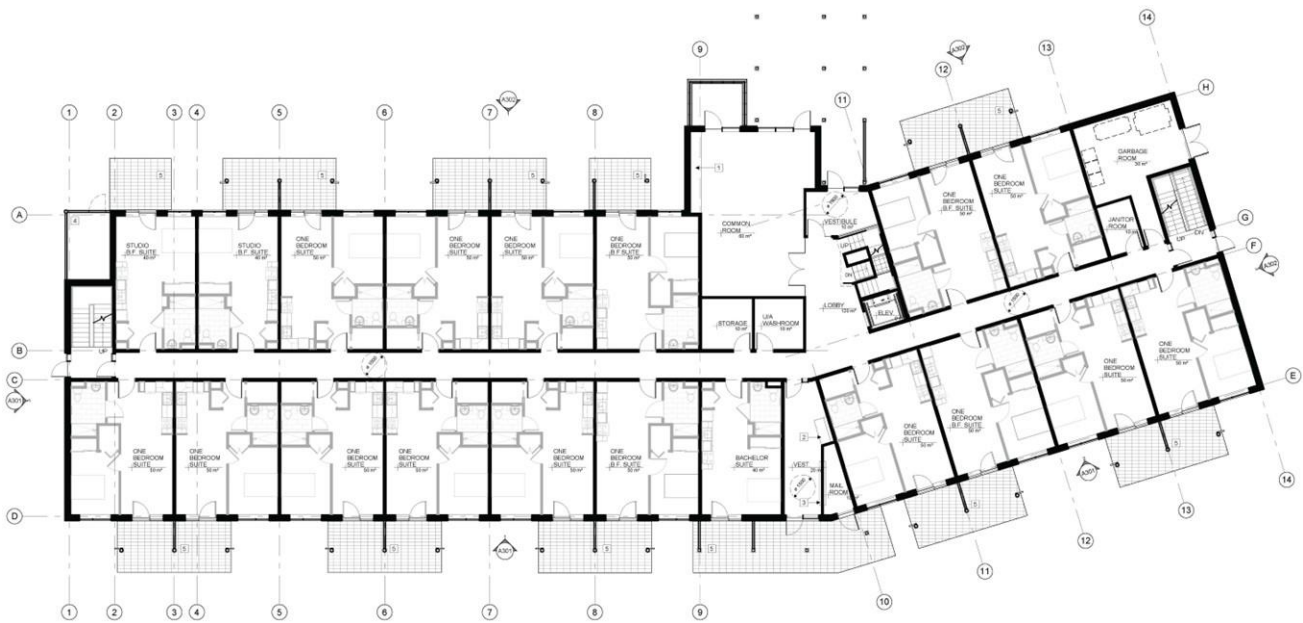


Figure 12: Ground floor plan of the proposed development.

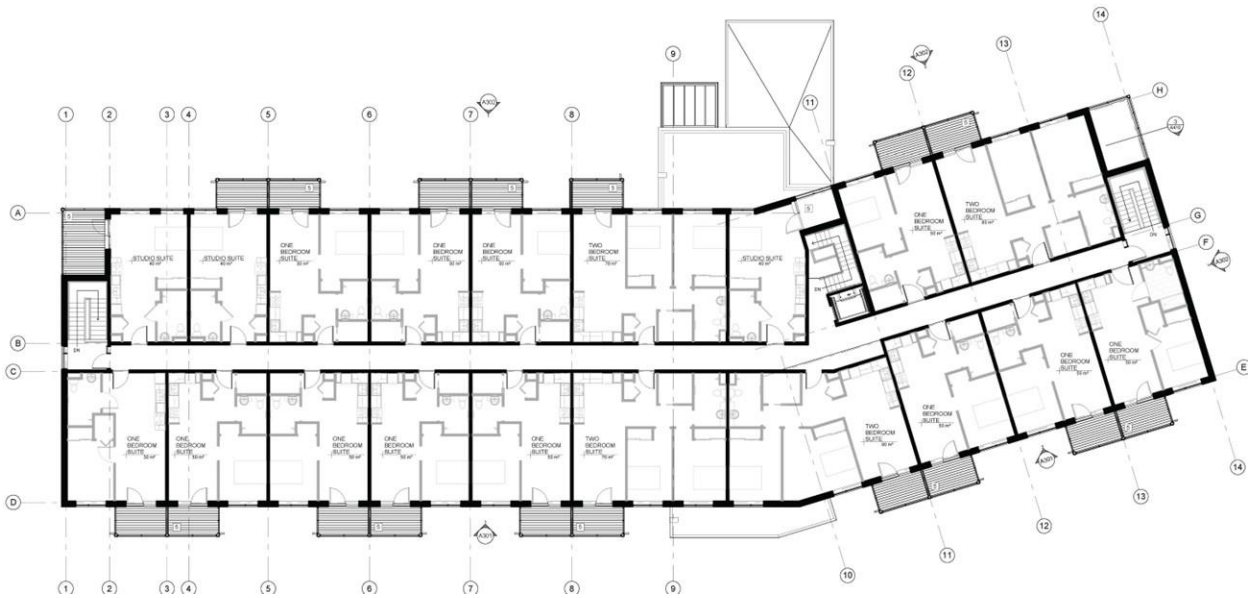


Figure 13: Second floor plan of the proposed development.

3.4 Sustainability

The proposed development includes a number of design features that will offer significant energy efficiency and sustainability measures:

- / Building energy efficiency: the building is designed to have an increased quality building envelope. Wall assemblies and windows will consist of high-quality materials to reduce energy consumption.
- / Site plan accessibility: the public entrance of the building is at grade and serves all users equally.
- / Tree planting and plant species: plant species will be native, drought-resistance species. There will be no invasive species planted.

- / Exterior lighting: all exterior lighting will be full cut-off with no up-lighting.
- / Sustainable roofing: the roof will have a higher solar reflectance to reduce the heat island effect.
- / Common Area Waste Storage: The solid waste collection guidelines will be followed. There is sufficient space in the waste collection area for separate bins and compost, blue bin recycling, black bin recycling, and garbage.
- / Bicycle Access and Storage: Bicycle parking infrastructure meets the zoning by-law requirements and reduces car dependency.

4.0 Policy and Regulatory Framework

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act and in effect since May 1, 2020, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. The PPS also encourages efficient development patterns which optimize the use of land, resources and public investment in infrastructure and public service facilities.

The proposed development meets the following policies of the PPS, among others:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, **affordable housing and housing for older persons**), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- 1.1.3.1 Settlement areas shall be the focus of growth and development;
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- a) efficiently use land and resources;
 - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - e) are transit-supportive, where transit is planned, exists or may be developed;

- 1.3.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities

The proposed development is located within the Village of Manotick settlement area and the subject property is on full municipal services. The subject property presents an opportunity for efficient use of land in proximity to existing amenities and services, including parks, schools, employment, retail, and transit. The development ensures proper accessibility measures are met through site plan design for elderly tenants.

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
 - e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The proposed development will provide housing and services for a vulnerable segment of Ottawa's population, at a higher density than the nearby residential neighbourhoods, filling a critical housing need in Manotick. This allows local seniors to "age in place" through a diversity of housing options, including affordable options through a non-profit development.

The proposed development is located on an underutilized lot in the Village of Manotick for which existing and planned municipal services are or will be available. The proposal for non-profit seniors-oriented housing provides much-needed housing options for a vulnerable population and is consistent with the objectives and intent of the Provincial Policy Statement

4.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved on November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

4.2.1 Strategic Directions

The Official Plan proposes five (5) broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century. These moves include the following:

- 1) Achieve, by the end of the planning period, more growth by intensification than by greenfield development.**
- 2) By 2046, the majority of trips in the city will be made by sustainable transportation.**
- 3) Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.**
- 4) Embed environmental, climate and health resiliency and energy into the framework of our planning policies.**
- 5) Embed economic development into the framework of our planning policies.**

The proposed development responds to the Strategic Directions of the Official Plan by developing a largely undeveloped parcel, in close proximity to existing transit, services and amenities in the Village of Manotick.

4.2.2 Cross-Cutting Issues

Some of the City's policy goals require implementation policies that span multiple themes and fall under a number of other City policies, plans, by-laws and practices. Six (6) cross cutting issues have been identified that are essential to the achievement of a liveable city, which are implemented through the policies in multiple sections of the Official Plan:

- / Intensification
- / Economic Development
- / Energy and Climate Change
- / Healthy and Inclusive Communities
- / Gender Equity
- / Culture

Many of these cross-cutting issues are addressed in other City policy documents and plans, and consequently, the Official Plan needs to be read in conjunction with those other policy documents.

4.2.3 Growth Management Framework – Rural Growth in Villages

The rural area is largely made up of natural features and primary resource lands, such as agriculture and aggregate extraction. Villages are concentrations of residential and commercial uses within the rural area and are also settlement areas within the Provincial Policy Statement. This Plan provides a distinct framework for the Rural Transect policy area. Village boundaries define the land area that will be used for village purposes within the planning period or beyond.

Policy 2 of Section 3.4 states intensification within all villages is supported, subject to health and safety limitations for partial and private services.

Policy 3 of Section 3.4 states where significant intensification opportunities exist in villages with municipal services, the City may permit smaller lot frontages and areas than those of adjacent existing lots and shall consider the Urban Design section of this Plan, to ensure appropriate integration of new development with established areas.

The intensification resulting from the proposed development and future severance of the subject property into smaller lots are supported by the Official Plan, as they represent efficient development in an existing developed area on full municipal services.

4.2.4 Housing

The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental. The City will promote a range of affordable and market-rate housing by providing a toolkit of planning incentives and direct supports that allow for a greater number of units within the permitted built form envelope.

Policy 1 of Section 4.2.1 states, a diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

- / Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;
- / Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements, and tenure.

The proposed development would provide for a range of housing options and choices within the development and the broader neighbourhood, allowing local seniors to “age in place” within their community.

Policy 1a) of Section 4.2.3 states that the city shall provide for long-term housing for individuals who do are not part of a household by permitting, in any zone where residential uses are permitted, alternative, cooperative or shared accommodation.

Policy 3 of Section 4.2.3 states the city may assist non-profit housing providers by including site-specific zoning amendments for such providers' lands as part of periodic omnibus or anomaly zoning amendments.

The proposed development provides housing for an aging segment of the population that may be seeking to transition away from existing dwelling options i.e. (single-detached dwellings), in favour of a more co-operative, accessible form of housing. The required Zoning By-law amendments of the proposed development are in line with the policies of Section 4.2.3.

4.2.5 Parks and Recreation Facilities

The City of Ottawa has created a classification system to define park typologies, outline standards related to park size, location, configuration, management and amenities in order to inform the selection and design of park blocks. Parks are distributed throughout a neighbourhood, and across the City, to enable residents to meet recreational needs.

Currently, the Parkland Dedication By-law exempts non-profit residential development from providing parkland through the development application process. A large greenspace is provided to the rear of the property by the main entrance between the existing and proposed development.

4.2.6 Urban Design

Urban Design concerns the design of both the built form and the public realm. Urban design plays an important role in supporting the City's objectives such as building healthy 15-minute neighbourhoods, growing the urban tree canopy and developing resilience to climate change. New development should be designed to make healthier, more environmentally sustainable living accessible for people of all ages, genders and social statuses.

Section 4.6 of the Official Plan contemplates an urban design framework to outline the City's urban design program. The subject property is identified as a Tier 3 – Local (Major) Design Priority Area (DPA) per Table 5 – Design Priority Areas of the Official Plan, as it is in the Manotick Village Core. Tier 3 areas define the image of the city at the local level. Characterized by neighbourhood commercial streets and village mainstreets, these areas provide a high-quality pedestrian environment. Tier 3 areas also represent emerging areas that may contribute to defining Ottawa's local image in the future and areas that represent hubs of significant economic activity. These include commercial streets reflecting a suburban built form that may transition into a more walkable environment.

Policy 4.6.1.5 states that development within DPAs shall consider four season comfort, enjoyment, pedestrian amenities, beauty and interest through the appropriate use of the following elements:

- / The provision of colour in building materials, coordinated street furniture, fixtures and surface treatments, greening and public art, and other enhanced pedestrian amenities to offset seasonal darkness, promote sustainability and provide visual interest;
- / Lighting that is context appropriate and in accordance with applicable standards and guidelines; and
- / Mitigating micro-climate impacts, including in the winter and during extreme heat conditions in the summer, on public and private amenity spaces through such measures as strategic tree planting, shade structures, setbacks, and providing south facing exposure where feasible.

Policy 6 of Section 4.6.6 states, low rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

The proposed development will enhance the Manotick Village core area by redeveloping vacant portion of lands in a manner that compliments the low rise surrounding areas, while having consideration for the four-season elements. The proposed development is tastefully landscaped and architecturally balances the surrounding neighbourhood character with the functionality required for elderly residents.

4.2.7 Transect and Land Use Designation

The subject property is designated as 'Village Core' on 'Schedule B9 – Rural Transect' of the City of Ottawa Official Plan.

Rural Transect Designation

The Rural Transect areas accounts for approximately 80% of the City's total land area and varies in intensity from untouched natural area and cultivated farmland, to more intense development within villages and commercial industrial areas.

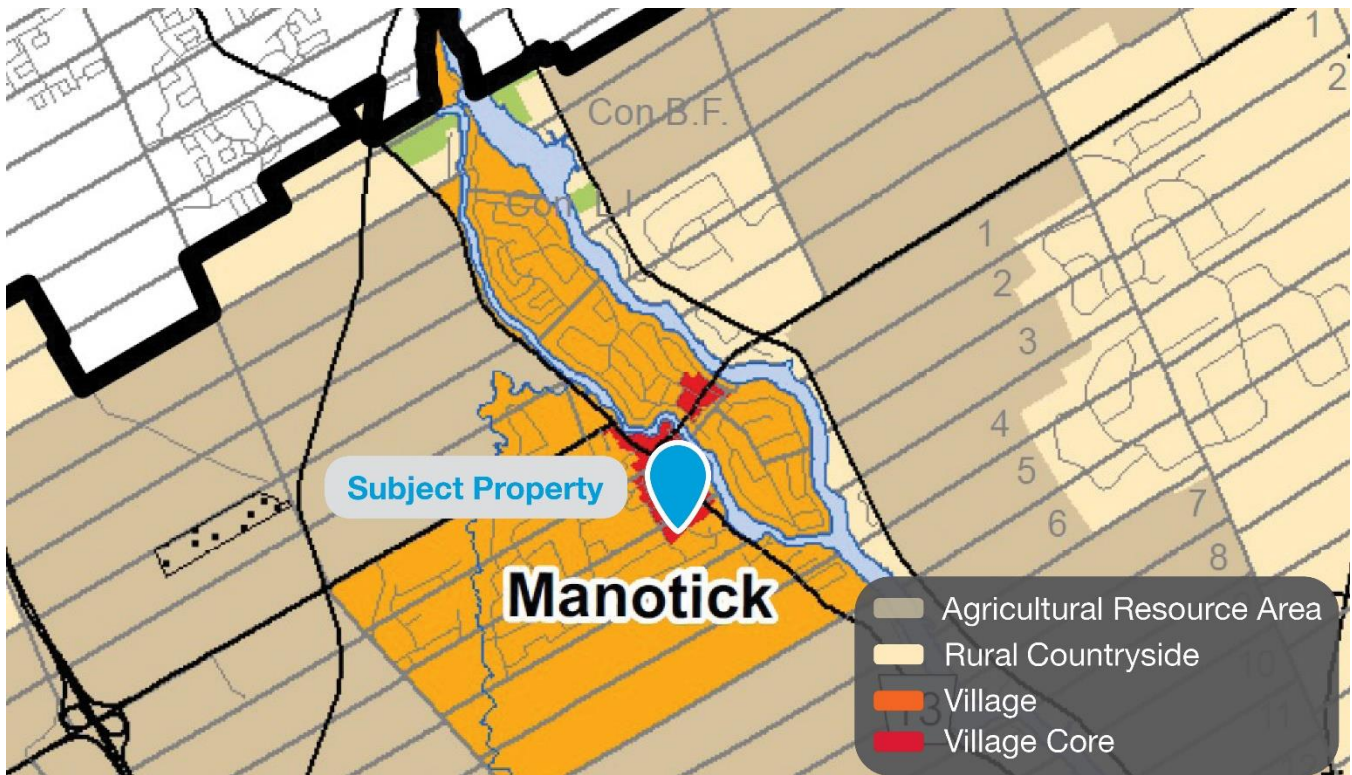


Figure 14: Subject property on Schedule B9 - Rural Transect of the City of Ottawa Official Plan.

Policy 1 of Section 5.5.1 states that built form in the Rural Transect area, where development is permitted shall be low rise.

Policy 2 of Section 5.5.1 states development in the Rural Transect area shall be:

- / Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;
- / Allow for higher densities within serviced Villages; and
- / Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area.

Policy 2 of Section 5.5.2 states that all streets and roads within Villages shall, by default, be access streets. Traffic flow and capacity may be permitted insofar as it maintains the spatial quality of place, the priority of sustainable modes of transportation, and the safety of vulnerable road users.

The proposed development is low rise in building form, is milder form of density of housing in the Manotick Village core that is in close proximity to institutional and commercial uses, and is adequately serviced. Although the development proposes an access on to Doctor Leach Drive, the impact to traffic flows will be minimal and the character of the area will be maintained.

Village Core Designation

Villages range in land size and population. Some Villages enjoy municipal services, water and/or wastewater, while others are serviced privately. The majority of development within the Rural area occurs within Villages in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance.

The Village Designation generally permits residential uses based on the form and scale of which shall be limited by the available servicing methods and polices related to water and wastewater servicing. Furthermore, per policy 3 of Section 9.4.2, the City will advocate for changes to provincial guidelines to make it easier to develop multi-family residential units in Villages so that, in particular, people who need to live in supportive housing can stay in the Villages and not have to relocate to other areas of the City.

The proposed development demonstrate it meets water and wastewater servicing standards, while providing housing for a vulnerable segment of the population in the Village of Manotick.

Overall, the proposed development conforms to the policies of the Official Plan.

4.3 Village of Manotick Secondary Plan (2022)

The vision for Manotick is to maintain a village atmosphere, in a growing inclusive community, that respects Manotick's historic beginnings, where the daily needs of residents are met and where visitors are welcomed in a pedestrian-oriented commercial core. In Manotick, people will be able to easily access a network of sidewalks, bicycle routes and multi-use pathways to reach the village's amenities, natural areas, parks and the Rideau River.

4.3.1 Village Core Land Designation and Design

The Village Core is the focus of non-residential and residential uses. It is comprised of five (5) character areas: Main Street, Bridge Street, Historic Village, Mews and Gaps. The subject property is designated as 'Village Core' on Schedule A – Designation Plan of the Village of Manotick Secondary Plan below, and is located in the 'Gaps' Village Core Character Area on Schedule B – Village Core Character Areas.

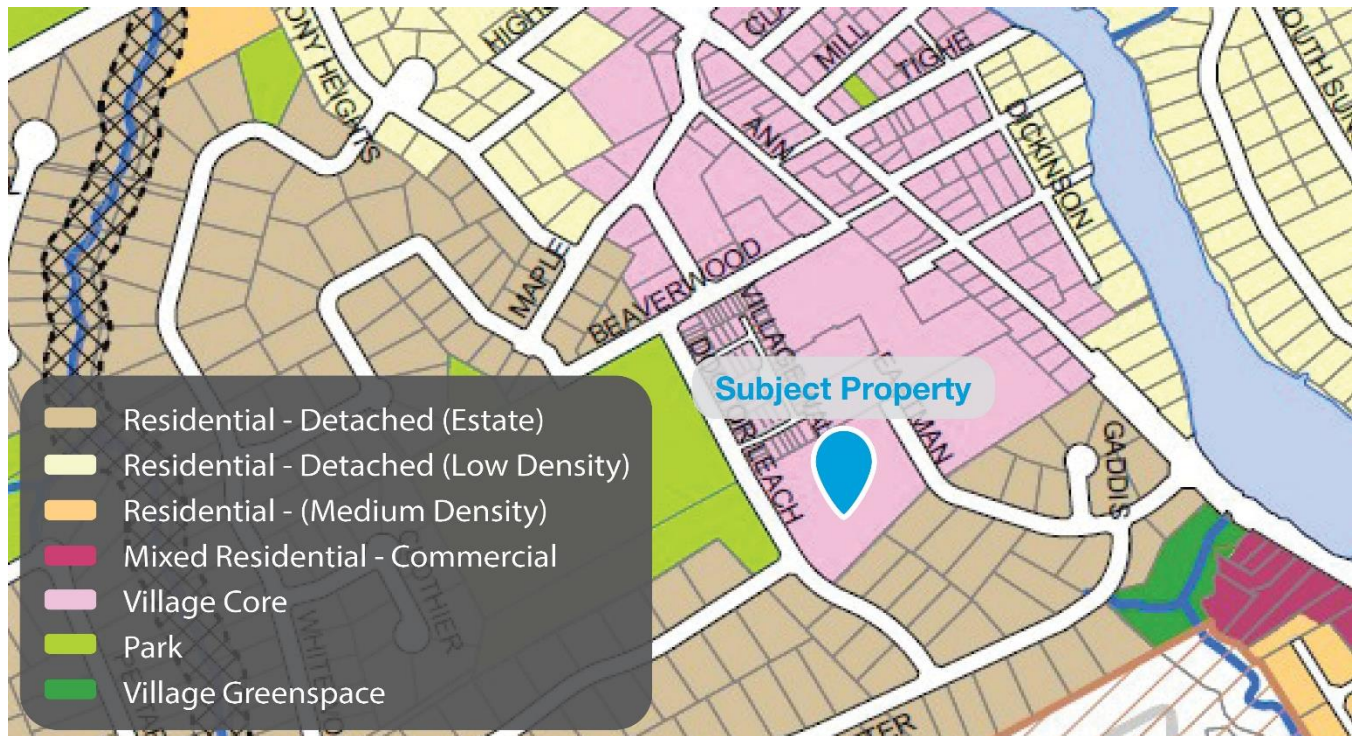


Figure 15: Subject Property on Schedule A - Designation Plan of the Village of Manotick Secondary Plan.

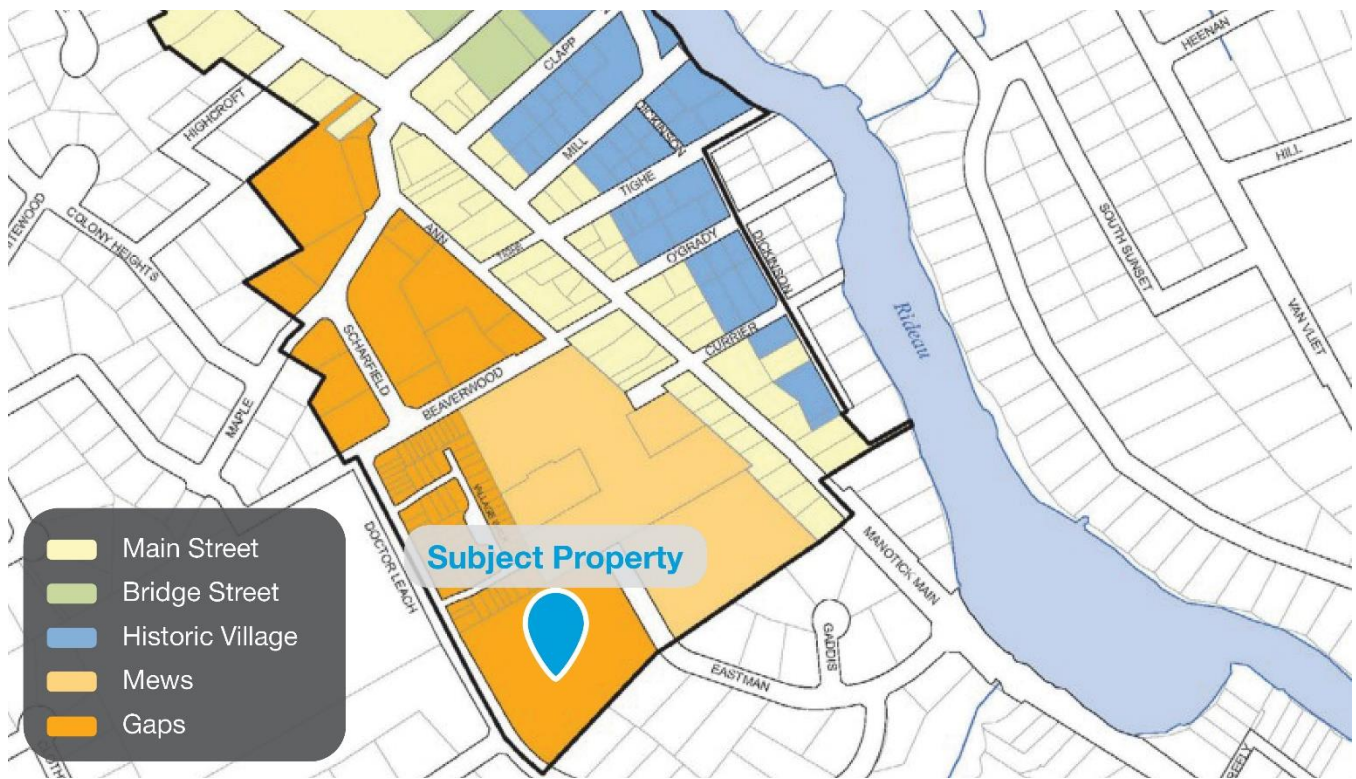


Figure 16: Subject Property on Schedule B - Village Core Character Areas.

General Policies

Policy 2 of Section 2.2 states a broad range of uses are permitted in the Village Core. Low rise apartment dwellings are only permitted in the Bridge Street, Gaps, and Mews character areas.

Policy 5 of Section 2.2 states development in the Village Core will contribute to a lively pedestrian-oriented environment.

The proposed low rise apartment features an internal pathway servicing the existing apartment building with internal connections to the Mews. It is acknowledged that within the Village, several local streets do not have sidewalks and with low traffic volumes and speeds, pedestrians often used the shoulders of existing roads.

Built Form

Policy 10 of Section 2.2 states new development and additions should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the village, such as clay brick, stone, wood or high-quality modern materials which complement existing elements in the area.

Policy 11 of Section 2.2. states building walls visible to the public should be articulated and designed to enhance the public realm, and not be left blank.

Policy 13 of Section 2.2 states rooftop mechanical equipment should be screened from public view, where possible.

Policy 14 of Section 2.2 states longer buildings should have articulated facades that break up the mass of the building and complement the small storefronts of existing businesses within the Village Core.

The proposed development is oriented towards the street and puts forth an interesting and animated built form featuring a variety in materiality, articulation, colour, and design that strategically places servicing and mechanical equipment away from Doctor Leach Drive, and overall respects the surrounding rural village character.

Landscape and Street Design

Policy 15 of Section 2.2 states new development will include the creation of attractive public and semi-public outdoor amenity areas such as courtyards, outdoor cafes and seating areas, where possible.

Policy 16 of Section 2.2 states new development will use soft landscaping to screen parking areas and define property limits, particularly in areas such as the Historic Village, where trees are one of the defining features of the area.

A 150 square metre exterior rear yard amenity green space has been provided at the rear of the proposed development. Tree retention along Doctor Leach Drive was prioritized for the aesthetics, privacy, and natural benefits the existing trees will continue to be provided. A hedge along the southern property lines achieves the same objectives as well.

4.3.2 Gaps Village Core Character Area

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

Policy 32 under Section 2.7 states permitted uses in the Gaps character area include a variety of uses that provide office, commercial, institutional, retail and residential uses that will create a transition between the commercial spine along Manotick Main Street and the nearby established residential neighbourhood.

Policy 33 under Section 2.7 states a low rise apartment building is permitted at 5581 Doctor Leach Drive.

The proposed low rise apartment is a permitted use under the Secondary Plan.

4.3.3 Connectivity, Traffic, and Parking

These policies identify ways to improve pedestrian and cycling connectivity throughout Manotick and to address traffic and parking issues in the Village Core area.

Policy 1 of Section 6.1 states 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.

The proposed development connects to the existing sidewalk network at the north end of the site and provides an on-site sidewalk network providing access to local amenities, mailboxes, main and side entrances, and the parking lot.

Overall, the proposed development conforms to the policies of the Village of Manotick Secondary Plan.

4.4 City of Ottawa Zoning By-law (2008-250)

The subject land is zoned Village Residential Third Density Zone, Sub zone G, exception 580r (V3G[580r]). The purpose of the V3 – Village Residential Third Density Zone is to:

- / Permit a range of low and medium density housing types.
- / Restrict the building form to low rise, medium density, based on existing development patterns.
- / Allow a limited range of compatible uses.
- / Regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

Exception 580r states the following site-specific requirement:

- / Permitted Uses:
 - Retirement Home
 - Townhouse dwelling and apartment dwelling, low rise providing a residence for mostly senior citizens
- / Zoning Provision:
 - Minimum lot area of 2.1 hectares and maximum of 40 dwelling units permitted in a retirement home
 - minimum front yard setback: 6.m
 - minimum interior side yard setback: 3m
 - minimum corner side yard setback: 6m
 - minimum rear yard setback: 7.5m
 - minimum landscaped area: 20%
 - maximum lot coverage: 25%

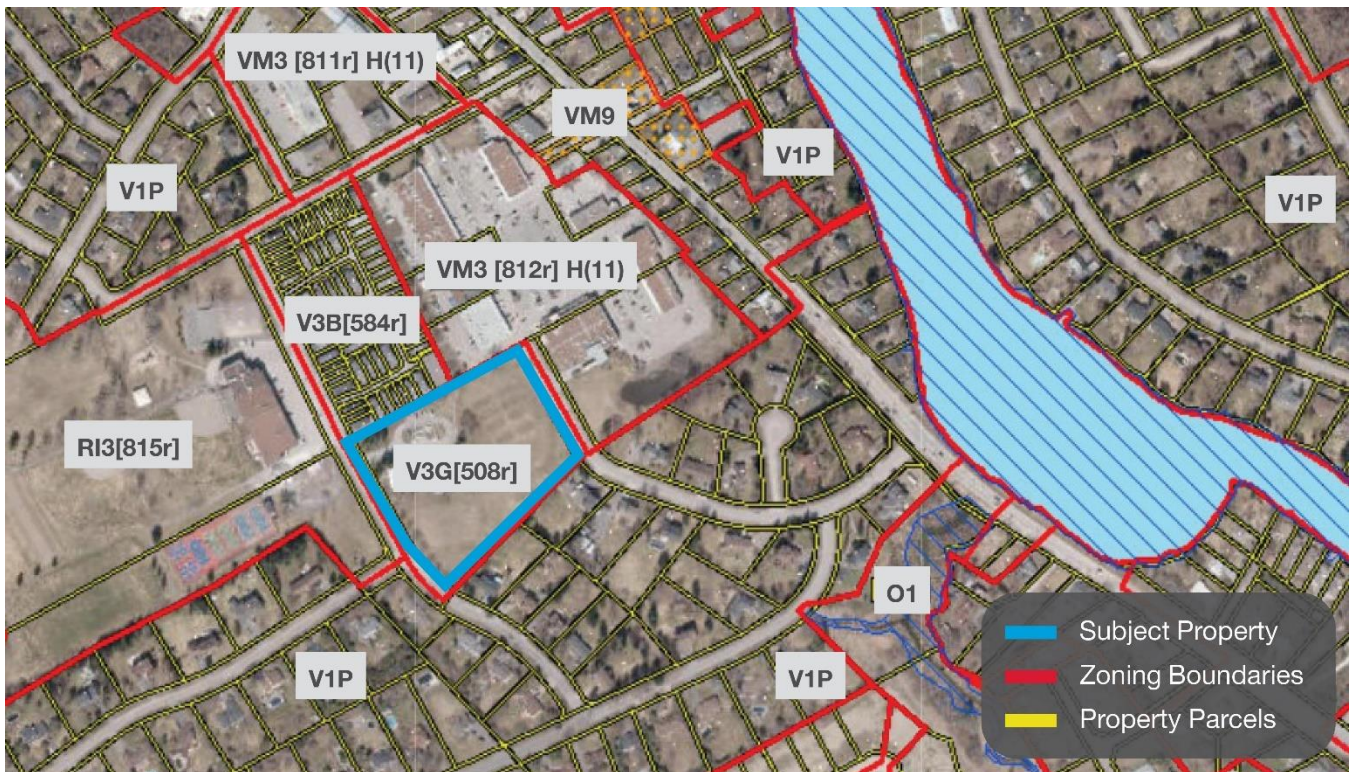


Figure 17: Zoning Map of subject property and surrounding area.

The following table compares the proposed development of the zoning provisions of the VG3[508r] zone:

Zone Provisions	Requirement	Proposed	Compliance
Minimum Lot Area Table 236 (g)	Townhouse dwelling and apartment dwelling, low rise providing a residence in a retirement home: 2000 m ² plus 270m ² per dwelling units over 6: 10,640 m ²	38 units 5881 m ² (new proposed parcel)	NO

Zone Provisions	Requirement	Proposed	Compliance
Minimum Lot Width Table 236 (g)	30 Metres	66.74 (new proposed parcel)	YES
Minimum Front and Corner Yard Setback Table 236 (g)	6 metres	10.31 metres	YES
Minimum Rear Yard Setback Table 236 (g)	7.5 metres	7.5 metres	YES
Minimum Interior Side Yard Setback Table 236 (g)	3 metres	<u>Existing Building</u> South: 3m (encroaching into proposed property) <u>Proposed Building</u> North: 3 metres South: 3 metres	YES
Maximum Building Height Table 236 (g)	11 metres	7.7 metres 2 storeys	YES
Maximum Lot Coverage Table 236 (g)	25%	22.1%	YES
Minimum Landscaped Area Table 236 (g)	20%	50.5%	YES
Landscaping Provisions for Parking Lots Section 110	10-100 spaces	29 spaces West: 1.8 metres	YES
Abutting a street	3m	South of parking lot: 3 metres	
Not abutting a street	1.5m		
Areas not used for parking or buildings	Must be landscaped		
Areas on the perimeter of the parking lot where it abuts a residential zone	Must be screened from view by an opaque screen with a minimum height of 1.5 metres		
All outdoor loading and refuse collection contained within a parking lot must be:	located at least three metres from any other lot line; and screened from view by an opaque screen with a minimum height of two metres.		
Parking Requirements Area D on Schedule 1A	<u>Low rise/townhome dwelling:</u> 1 per dwelling unit: 38 spaces	Residential Spaces: 21 spaces	NO

Zone Provisions		Requirement	Proposed	Compliance
		<u>Visitor Parking</u> 0.2 spaces/unit: 8 (7.6) Total: 46 Parking Spaces	Visitor Spaces: 8 spaces Total: 29 spaces	
Vehicle Parking Space Dimensions Section 106		Must be 2.6m-3.1m by 5.2m Up to 40% of required parking aside from visitors spaces may be 2.4m x 4.6m	2.6 metres x 5.2 metres	YES
Bicycle Parking Section 111		Retirement home: 0.25/unit: 10(9.5) Low rise/ townhouse dwelling: 0.5/unit: 19	19 spaces	YES
Bicycle Parking Space Dimensions Section 111		Horizontal: 0.6m by 1.8m Vertical: 0.5m by 1.5m (max 50% of required spaces)	19 horizontal spaces 0.6 metres by 1.8 metres	YES
Drive Aisle Width (Double Traffic Lane) Section 107	Parking Lot	Driveway: Minimum 6.0m Drive Aisle: Minimum 6.7m	Driveway: 6.0 metres Drive Aisle: 6.7 metres	YES
Amenity Space Requirements Section 137		6m ² per unit; 50% required to be communal:228m ²	Common Interior Amenity Space: 65m ² Common Exterior Amenity Space: 150m ² Balcony Space: 38 units x 5.5 m ² : 209m ² Total 424m ²	YES

4.4.1 Zoning By-law Amendments

The proposed Zoning By-law Amendment Application seeks to amend the listed non-compliant Minimum Lot Size and Minimum Residential Parking provisions to permit the development of the proposed apartment building:

- / Minimum Lot Size:
 - Requirement: 2.1 hectares
 - Proposed: 5581 square metres
- / Minimum Residential Parking:
 - Requirement: 1 per dwelling unit x 38: 38 spaces
 - Proposed: 21 spaces

It is our understanding that the existing minimum lot size and maximum density requirements stem from prior applications for the development of the existing non-profit building on the subject lands, where servicing constraints have been identified.

The proposed development seeks to sever the existing property into three (3) development parcels, being:

1. The existing non-profit apartment dwelling known as “Hyfield Place” and located at 5581 Doctor Leach Drive
2. The proposed non-profit apartment dwelling, as detailed in Section 3 of this report and discussed throughout
3. The residual lands located along Eastman Avenue for future residential development.

As the Village of Manotick continues to develop, it is our understanding that new servicing improvements will no longer require the existing density maximum applicable to the lands. Further, a future Consent application will seek to sever the three (3) parcels noted above, to be applied for later in the Site Plan Control process when preliminary issues have been resolved and no changes to the proposed lot lines are anticipated.

It is proposed that rural exception [580r] be amended as follows:

I. Exception	II. Applicable zone	III. Exception provisions – Additional land uses permitted	IV. Exception provisions – Land uses prohibited	V. Exception provisions - Provisions
580r	V3G[580r]	Retirement Home	all uses except for: <ul style="list-style-type: none"> • retirement home • townhouse dwelling and apartment dwelling, low rise providing a residence mostly for senior citizens 	minimum lot area of 2.1 hectares and maximum of 40 dwelling units permitted in a retirement home Minimum lot size: 5,880m² minimum front yard setback: 6.m minimum interior side yard setback: 3m minimum corner side yard setback: 6m minimum rear yard setback: 7.5m minimum landscaped area: 20% maximum lot coverage: 25%

As previous servicing concerns surrounding density are being alleviated through infrastructure improvements, it is proposed that the previous minimum lot area and maximum dwelling unit provisions be removed. As the proposed development lot is the smallest of the three (3) proposed lots, a new minimum lot area of 5,880 would permit the creation of all three (3) lots without being subject to a maximum number of units.

4.5 Design Guidelines for Rural Villages

The purpose of these guidelines is to provide design guidance to assess, promote and achieve appropriate development in Villages. These guidelines shall be applied at the development review stage for proposed Official Plan and Zoning Bylaw amendments, Subdivisions and Site Plan Control applications.

The proposed development advances several of the guidelines:

- / Defines community entry points, which reflects the rural village character (Guideline 1);
- / Respects the natural topography of the land, and integrates existing landforms such as hills, terraces, cliffs, valleys, rocky outcrops and watercourses (Guidelines 2);
- / Avoid the development of looping, circuitous, suburban-style roadway patterns (Guidelines 3);
- / Establishes a variety of lot sizes in residential developments. Creating a mix of lot sizes promotes a range in dwelling types and, in turn, creates housing options for residents (Guideline 5);
- / Promotes a mix of housing designs along neighbourhood blocks to avoid a mass produced or “cookie cutter” appearance. Varied housing styles, colours and materials create a visually interesting streetscape and village atmosphere (Guideline 6);
- / Focus multi-unit residential housing in, or very close to, village cores to create an active pedestrian environment where residents can support a mix of uses and activities (Guideline 8);
- / Provide direct pedestrian connections between adjacent uses within villages to ensure safe and convenient pedestrian movement (Guideline 9);
- / Ensures new buildings are compatible with adjacent development by using a common scale, massing and height to complement the existing context. New buildings, including gas stations, should respond to the village context (Guideline 20);
- / Avoids developing buildings with blank facades along public rights-of-way. New buildings should follow the existing architectural pattern and rhythm established by adjacent development (Guideline 22);
- / Develop lively frontages along mainstreets to support pedestrian activity (Guideline 28);
- / Encourage the use of awnings, seasonal plantings and/or signage in storefront design along mainstreets to add visual interest to streetscape (Guideline 32);
- / Design trails and pathways to match the aesthetic and function of their surrounding space (Guideline 42); and
- / Retain healthy mature trees, hedgerows and historic forests and incorporate them into development, park space and community designs (Guideline 43).

The proposed development advances a majority of the design guidelines for Rural Villages.

5.0 Supporting Studies

5.1 Site Servicing and Stormwater Management Report

Parsons was retained by Rideau Non-Profit Housing Inc. to provide civil engineering services for the proposed development in the form of a site servicing and stormwater management report, dated March 2023. The report summarizes the proposed site servicing, grading and drainage design, documents the proposed method of attenuating stormwater runoff from the subject site, and deals with erosion and sediment control measures to be undertaken during construction. In terms of stormwater management, the report addresses the following:

- / establishing the allowable post-development release rate from the site;
- / calculating the post-development runoff from the site; and
- / determining the required on-site stormwater storage volume and storage areas.

The report made the following findings:

- / Stormwater flows from the site will be over-controlled to a flow of 5.9 L/s for 5-year and 9.3 L/s for 100-year events. Stormwater storage is provided up to and including the 100-year storm in an underground SWM chamber and in the storm pond prior to discharging to the municipal storm sewer system. Stormwater quality treatment will be provided onsite by an oil and grit separator.
- / The water servicing will be provided by a new 150mm water service to Doctor Leach Drive.
- / The sanitary servicing of the building including the existing building to the north will be provided by constructing a new sewer line north towards Eastman Ave. The peak sanitary flow for the proposed building, including infiltration, is calculated to be 1.7L/s. The existing sanitary sewer is adequate to carry the additional sanitary load.
- / Grading and drainage measures will ensure proper drainage of the site, while erosion and sediment control measures will minimize downstream impacts due to construction activities.

5.2 Geotechnical Investigation

Pinchin Ltd. was retained by Rideau Non-Profit Housing Inc. to conduct a Geotechnical Investigation of the subject property and provide subsequent design recommendations for the proposed site, dated December 15, 2022. The purpose of the Geotechnical Investigation was to delineate the subsurface conditions and soil engineering characteristics by advancing a total of four (4) sampled boreholes (Boreholes BH1 to BH4), at the Site.

The report offered engineering design recommendations for the following categories:

- / A detailed description of the soil and groundwater conditions;
- / Site preparation recommendations;
- / Open-cut excavations;
- / Anticipated groundwater management;
- / Site service pipe bedding and cover materials;
- / Site service trench design;
- / Lateral earth pressure coefficients and unit densities;
- / Foundation design recommendations including soil bearing resistances at Ultimate Limit States (ULS) and Serviceability Limit States (SLS) design;
- / Potential total and differential settlements;

- / Shallow foundations bearing on engineered fill specifications and installation;
- / Seismic Site classification for seismic Site response;
- / Partial basement level design;
- / Concrete floor slab-on-grade support recommendations;
- / Asphaltic concrete pavement structure design for parking areas and access roadways; and
- / Potential construction concerns.

Overall, the report recommended that all geotechnical aspects of the project be reviewed and confirmed under the appropriate geotechnical supervision, to routinely check such items.

5.3 Tree Conservation Report

A Tree Conservation Report (TCR) was prepared by IFS Associates Inc. on behalf of Rideau Non-Profit Housing Inc. in support of the proposed development, dated April 12, 2023. The purpose of this report is to facilitate tree protection measures listed under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, large healthy trees.

The majority of trees and shrubs are to be retained, with two trees being removed due to conflicts with the parking lot access and the building footprint between the proposed and existing buildings. Excavation will occur within a number of trees, as a result, hydro excavation will be used to carefully expose roots, which will be cleanly cut and sealed before being reburied. If the excavation is to be left open for any time, a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closest to the tree.

Lastly, the TCR advances a tree protection barrier and other tree protection measures to promote maximum tree survival on site during and following construction.

5.4 Phase I ESA

Pinchin Ltd. was retained to conduct a Phase I Environmental Site Assessment (ESA) of the subject property, dated August 30, 2022. ESA was conducted in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E. 19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV. 1 of the Act*, and last amended by Ontario Regulation 274/20 on July 1, 2020 (O. Reg. 153/04). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property. The evaluation criteria consisted of a review of records, interviews, and site reconnaissance.

The findings state that of the 13 pad-mounted oil-cooled transformers and 21 pole-mounted oil-cooled transformers located within the study area and surrounding context, no evidence of staining, historical spills, or servicing issues were observed. Based on the finding, nothing was identified to have likely impacted the soil or groundwater at the subject property, as a result, a Phase II ESA would not be required.

6.0 Public Consultation Strategy

The City of Ottawa has developed a Public Notification and Consultation Policy for development applications. The following consultation steps will be undertaken, or have been undertaken, in accordance with the Policy and Planning Act notification requirements.

- / Pre-Application Consultation Meeting
 - A formal Pre-application Consultation Meeting was held with City Staff and the application team on March 29, 2022.

- / Notification of Ward Councillor
 - Councillor David Brown will be emailed and informed of the upcoming applications.
 - The Ward Councillor will also be notified by the City of Ottawa’s “Heads Up” e-mail once the applications are received.

- / City of Ottawa Public Notification Process
 - A ‘Heads Up’ notification to local registered community associations will be completed by the City of Ottawa during the application process.
 - Signs will be posted on the subject property by the City.

- / Community Information Session
 - If requested by the Ward Councillor, the applicant team will participate in a community information and comment session to discuss the proposed development.
 - It is anticipated that the Ward Councillor would provide notice to residents via the ward website and newsletter, Facebook, and Twitter.
 - It is anticipated that the community information session may be held via an online format such as a Zoom webinar or another similar platform.

7.0 Conclusion

It is our professional opinion that the proposed Zoning By-law Amendment and Site Plan Control applications to permit the development of the subject property with a seniors-oriented apartment dwelling constitutes good planning and is in the public interest. As outlined in the preceding sections:

- / The proposed development is consistent with the Provincial Policy Statement (2020), proposing the development of a property within the built-up area with housing serving a vulnerable population, where existing infrastructure and services are available;
- / The proposed development conforms to the City of Ottawa Official Plan (2022) policies regarding development, housing, urban design, and land uses policies direction for Rural Transect and Village Core Designation;
- / The proposed development conforms to the Village Core and Gaps Village Core Character policies of the Village of Manotick Secondary Plan (2022);
- / The proposed development meets several of the applicable requirements in the City of Ottawa Zoning By-law (2008-250). The requested amendments are appropriate and will not create undue negative impacts on the community or surrounding properties.
- / The proposed development advances the City's Design Guideline for Rural Villages.
- / The proposed development is supported by technical studies and plans as part of this application.

Sincerely,



Bipin Dhillon, MPA M.PL
Planner



Jacob Bolduc, MCIP RPP
Associate