

**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location:	4386 Rideau Valley Drive
File No.:	D07-16-22-0026
Date of Application:	August 31, 2022

This application submitted by Novatech on behalf of Uniform Urban Developments Ltd. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

17 June 2025

Date



Adam Brown,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-22-0026

SITE LOCATION

4386 Rideau Valley Drive , and as shown on Document 1.

Part of Lot 1, Concession 1 (Rideau Front), Part of Lots 1 and 2, Concession 2 (Rideau Front) and Part of the Road Allowance Between Concessions 1 and 2 (Rideau Front), (Closed), Geographic Township of Nepean, City of Ottawa.

Situated in the Village of Manotick, abutting the northern boundary of the village core, the subject site is bounded by Bankfield Road and an established residential subdivision to the south, the City of Ottawa's Rideau Valley Depot at 4244 Rideau Valley Drive to the north, Rideau Valley Drive to the east, and a newer residential subdivision to the west. Mud Creek divides the site roughly in half, with the northern boundary of the development area corresponding with the east-west path of the creek. The Wilson-Cowan Municipal Drain serves as a natural separation between the future subdivision and the existing subdivision to the west. The site is vacant other than a detached farm dwelling and outbuildings in the southeast corner, all of which will be demolished to accommodate the development. The Manotick Wastewater Pumping Station at 4344 Rideau Valley Drive is located at the northeastern corner of the development area.

Also included in the land subject to the application is an unaddressed parcel bounded by Mud Creek's outlet into the Rideau River to the north, the Rideau River to the East, an unaddressed parcel to the south, and Rideau Valley Drive to the west.

SYNOPSIS OF APPLICATION

The initial application proposed a 149-unit development consisting of detached, semi-detached and townhouse units, several open space blocks, and a park block in the southwestern corner of the site adjacent to Bankfield Road. A single access to the subdivision was proposed from Bankfield Road opposite Colony Heights Road, with an internal network of three streets that included looped window streets along Rideau Valley Drive and Bankfield Road and a cul-de-sac near the northwest corner of the development area.

Due to current capacity limitations of the Manotick Wastewater Pumping Station, and given that the subdivision is to be fully connected to municipal water and wastewater infrastructure, the development was reduced from the original 149 units to 55 units. The revised subdivision consists of 41 detached dwellings, 4 semi-detached dwellings, and 10 townhouse dwellings; a revised street network consisting of three streets, continuously connected, that travel north from Bankfield Road and then east across the full width of



the site before terminating at a cul-de-sac adjacent to Rideau Valley Drive; and relocated park, servicing and open space blocks.

The street layout and lot configuration reflect an unmodified portion of the original 149-unit development. The balance of the lands in the northwest and southwest portions of the development area remain vacant, allowing for future development of the balance of the original subdivision when the Pumping Station capacity upgrades are complete. Approval of the current application is limited to the 55-unit development and all associated infrastructure, with the owner required to demonstrate that the 55-unit development is able to function independently of any future contemplated development of the balance of the site. Any future development on the balance of the site will be subject to a subsequent Plan of Subdivision application, review and approval.

The park block, located internal to the site at the intersection of streets two and three, represents the total parkland dedication required for the entire 149-unit development. The owner has agreed to the “over-dedication” based on the intent to develop the balance of the lands in the future; however, they have acknowledged that parkland will not be re-conveyed back to them should development on the balance of the lands not occur or that additional parkland dedication may be required should additional units be approved above the remaining 94 units.

As a condition of approval of the application, the owner will convey the following blocks to the City, at no cost to the City:

- Three open space blocks corresponding with 30-metre setbacks from both the Wilson-Cowan Municipal Drain and Mud Creek.
- One open space block corresponding with the entirety of the subject lands on the east side of Rideau Valley Drive, between Rideau Valley Drive and the Rideau River
- One park block
- One servicing block along a portion of the north side of Bankfield Road, east of the intersection of Bankfield Road and the new subdivision street one, and one servicing block between the new subdivision street three and the Pumping Station
- Two road widening blocks on either side of Rideau Valley Drive and one road widening block along the north side of Bankfield Road approximately corresponding with the width of the 30-metre setback of the Wilson-Cowan Drain
- Five 30-centimetre reserve blocks throughout the site, between the proposed streets and the two parcels of additional land intended for future development

An internal sidewalk network will provide continuous pedestrian access through the site from Bankfield Road to the cul-de-sac adjacent to Rideau Valley Drive. A 2-metre asphalt pathway along the entire length of the north side of Bankfield Road between the new subdivision and Rideau Valley Drive will also be installed, providing active transportation access to the Manotick village core.



An additional condition of approval requires that the applicant install eastbound and westbound left-turn lanes at the intersection of Bankfield Road, Colony Heights Road, and the new subdivision.

An associated Zoning By-law Amendment application to re-zone the subject lands from the current DR – Development Review Zone was filed concurrently with this application and will be circulated for review upon conditional approval of this application.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	10
Semi-detached	4
Detached	41

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-23-0101

DISCUSSION AND ANALYSIS

It is recommended that the application be approved subject to conditions.

The subject application has been examined pursuant to the provisions of the Official Plan, including the Village of Manotick Secondary Plan.

The subject site is designated as “Village” on Schedule B9 to the Official Plan. Per Section 9.4.1 and 9.4.2 of the Official Plan, land uses, including residential uses in a form and scale that maintain the village character, are permitted subject to the policies of the secondary plan and based on available municipal services.

The subject site is designated Residential (Medium Density) on Schedule A to the Village of Manotick Secondary Plan. The proposed development is in keeping with the associated policies under Section 3.3 Residential (Medium Density) of the Secondary Plan. Within the lands designated Residential (Medium Density), permitted uses include detached, semi-detached and townhouse dwellings, with a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare, and a limit of 50% detached dwellings across the total number of dwelling units within all designation areas in the Secondary Plan.

The net density of the development, excluding lands reserved for future development, is 6.37 units per net hectare. At 41 detached dwellings out of a total of 55 units, the percentage of detached dwellings in this development exceeds 50%. Although the



development does not meet the net density target and the percentage of detached dwellings exceeds the maximum 50% permitted under Section 3.3 of the Secondary Plan, the planned future development of the balance of the lands, which predominantly consists of semi-detached and townhouse dwellings, will increase the net density on the site, and along with development in other Residential (Medium Density) areas will ensure that the overall number of detached dwellings does not exceed 50%.

Any future development on the balance of the lands will be considered as an extension of the development approved through this application, insofar as the owner will be required to correct the net density deficit and increase the number of semi-detached and townhouse dwellings to reduce the overall percentage of detached dwellings. Any future development on the balance of the lands will not be considered a revision of the current application; rather, it will be subject to a new Plan of Subdivision application and reviewed against applicable policy at the time of submission.

Section 3.3 Policy 7) is as site-specific policy addressing the whole of the development area and provides direction for future residential development of the site. The proposed development aligns with this policy and is the basis for approval of the application. The concept plan submitted with the application, and revised in August 2024 to reflect the 55-unit layout imposed by the capacity limits of the Pumping Station, shows the park block, various dwelling types and the internal active transportation networks with connections to the surrounding networks. Per the policy requirements, the western portion of the site is comprised of detached dwellings that back onto the Wilson-Cowan Municipal Drain. The northern portion of the site contains the four townhouse dwellings and the balance of the detached dwellings, with the townhouse block located at the eastern limit of the site nearest to Rideau Valley Drive.

Also in keeping with Policy 7), the future eastbound and westbound left-turning lanes along Bankfield Road, required as a condition of approval of the development, will alleviate traffic congestion along Bankfield Road and improve traffic flows into and out of the Village Core.

Approval of the development will facilitate an improvement to the pedestrian network along the north side of Bankfield Road with the installation of a 2-metre-wide asphalt pathway between the entrance to the subdivision and the intersection of Bankfield Road and Rideau Valley Drive. This new pathway, along with internal connections through the subdivision to Rideau Valley Drive, are in keeping with policies 1) and 2) of Section 6.1 of the Secondary Plan.

Section 6.2 addresses improving public access to the Rideau River and Rideau Canal UNESCO World Heritage Site. The conveyance to the City of the 0.74 hectare parcel of land on the east side of Rideau Valley Drive aligns with the policies under this section by increasing and improving public access to the River. The above-mentioned asphalt path will also facilitate improved access to this site.



Annex 4 of the Secondary Plan identifies the Wilson Cowan Municipal Drain and Mud Creek corridors as having unstable slopes, while Schedule C11-B to the Official Plan shows the same areas as being subject to the Natural Heritage Features overlay. Based on applicable Secondary Plan and Official Plan policies, open space blocks corresponding with these areas will be conveyed to the City to prevent development and site alteration within the Natural Heritage Features area and within the 30-metre setback from the watercourses.

Servicing constraints related to the current capacity limits of the Manotick Wastewater Pumping Station have had a direct impact on the scope of this development. Although upgrades to the sanitary sewer network are identified in Annex 5 of the Secondary Plan, and upgrades to the Pumping Station are identified in the Infrastructure Master Plan, the timing of both were not confirmed as of the date the development application was submitted or approved. Further, Section 51 (24) of the *Planning Act* requires that, when considering a draft plan of subdivision, regard shall be had to the adequacy of utilities and municipal services. Without existing capacity or necessary approvals related to the Pumping Station upgrades, staff could not issue approval for a development requiring sanitary capacity more than the current availability. As a result, the proposed development was revised and reduced, as outlined above, from 149 units to 55 units, in August 2024.

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor David Brown has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. A virtual public meeting was scheduled for May 29, 2023, but was postponed by the applicant. Changes to the *Planning Act* via the More Homes Built Faster Act, 2022, removed the statutory requirement for public meetings associated with plan of subdivision approvals and the postponed meeting was not rescheduled. The public notification signs on Rideau Valley Drive and Bankfield Road were not updated following the reduction in number of units as of August 2024.

Staff received 44 responses to the circulation notice for this application. Most of the public comments were received between February and September 2023, with three additional comments received between August 2024 and May 2025. Of the 28 respondents who opposed or expressed concern with the proposed development, the comments were related to the increase in density, increase in traffic and noise resulting from the



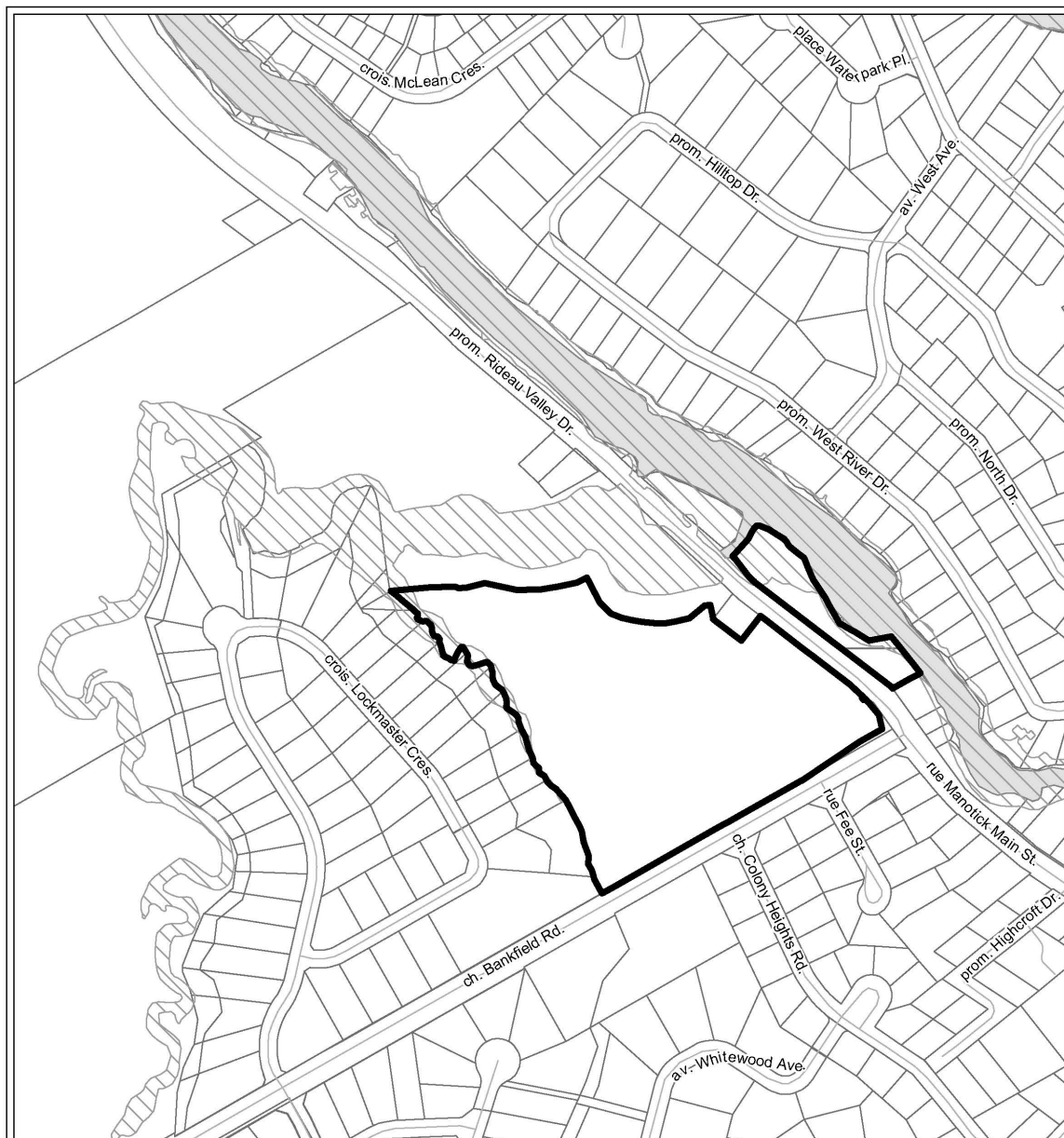
development, concern about environmental impacts including those related to endangered species and stormwater drainage to the Rideau River exacerbating erosion along the riverbank, concern for pedestrian safety, and local school capacity. Two respondents in support of the application acknowledged the need for new residential construction to address the housing crisis. The balance of respondents were neutral requested additional information about the public meeting and/or the development itself, or asked to remain informed about the development.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the complexity of the discussion related to the Manotick Wastewater Pumping Station upgrades and associated City-requested revisions to the applicant's initial submission.

Contact: Cass Sclauzero Tel: 613-580-2424, extension 27597 or e-mail: cass.sclauzero@ottawa.ca.

Document 1 – Location Map



D02-02-22-0118
D07-16-22-0026

22-1224-X

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REVISION / RÉVISION - 2023 / 02 / 08

LOCATION MAP / PLAN DE LOCALISATION
ZONING BY-LAW AMENDMENT / MODIFICATION DU RÈGLEMENT DE ZONAGE
PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT



**Part of / partie de
4386 promenade Rideau Valley Drive**



Existing Flood Plain (Section 58) /
Plaine inondable (Article 58)



NOT TO SCALE