

MAHOGANY COMMUNITY PHASE 2+

PLANNING RATIONALE

ZONING BY-LAW AMENDMENT



JULY 2019



minto
Communities



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TABLE OF CONTENTS

- 1 INTRODUCTION 1
- 2 COMMUNITY CONTEXT AND SITE LOCATION..... 1
 - 2.1 Community Context1
 - 2.2 Site Location4
- 3 THE PROPOSED DEVELOPMENT..... 6
- 4 POLICY AND REGULATORY FRAMEWORK..... 10
 - 4.1 Provincial Policy Statement (2014) 10
 - 4.2 City of Ottawa Official Plan (2003, Website Consolidation)11
 - 4.2.1 Strategic Directions 11
 - 4.2.2 Land Use Designations 12
 - 4.2.3 Urban Design and Compatibility 14
 - 4.3 Manotick Secondary Plan (2016) 17
 - 4.4 CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW 2008-25023
 - 4.4.1 Zoning Provisions24
- 5 SUMMARY OF OPINION 24

APPENDIX A - DRAFT ZONING BY-LAW AMENDMENT

TABLES

Table 1: Evaluation of Proposed Development	16
Table 2: Density calculations for the Single Family (Low Density) areas (approximately 22 m x 50 m lot size)	21
Table 3: Density calculations for the Single Family (Moderate Density) areas	22
Table 4: Density calculations for the Mixed Residential areas	22
Table 5: Land Use distribution in the Mahogany Community	22

FIGURES

Figure 2-1: Location Map	2
Figure 2-2: View of the Major W. Ross Chamberlain Park facing north (Image source: Minto Communities Inc.)	2
Figure 2-3: Play structures in Major W. Ross Chamberlain Park (Image source: Minto Communities Inc.)	3
Figure 2-4: View of Mahogany Park facing east (Image source: Minto Communities Inc.)	3
Figure 2-5: Phase 1 Single Family (Moderate Density) units facing Major W. Ross Chamberlain Park (Image source: Minto Communities Inc.)	3
Figure 2-6: Phase 1 Single Family (Moderate Density) model units facing southeast on Bridgeport Avenue (Image source: Minto Communities Inc.)	4
Figure 2-7: Phase 2+ Lands	5
Figure 3-1: Illustrative Concept Plan for Phase 2+ (NAK design strategies), May 14, 2019, Mark Up	9
Figure 4-1: City of Ottawa Official Plan Schedule A - Rural Policy Plan	11
Figure 4-2: Schedule C - Mahogany Land Use	19
Figure 4-3: Schedule D - Phasing for Mahogany Community	20
Figure 4-4: Zoning of the Site and Surrounding Lands	24

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1 INTRODUCTION

WSP was retained by Minto Communities Inc. to prepare a Planning Rationale (the "Report") in support of a Zoning By-law Amendment application for the lands municipally known as Part of 5651 First Line Road in the Mahogany Community in the Village of Manotick.

On October 10, 2018, Zoning By-law Amendment No. 2018-349 was approved for Part of 5651 First Line Road. There were no appeals and the amendment came into full force and effect on November 6, 2018. It includes Rural Exceptions: 869r, 870r, 871r, and 872r. Based on meetings between Minto and the City, no supporting studies require updates as the City is considering this as a "red line" edit to the existing application.

This Zoning By-law Amendment (ZBLA) seeks to amend the following:

While Phase 2+ of the Mahogany Community consists of residential, institutional, parks and open space uses, this ZBLA is specific to the residential use.

This Planning Rationale has been prepared in accordance with the City of Ottawa requirements to assess and confirm the appropriateness of the proposed rezoning, in the context of the community, and the overarching policy and regulatory framework.

This Report is set up as follows:

Section 2 provides a description of the site location and community context;

Section 3 provides an explanation of the proposed development;

Section 4 outlines the policy and regulatory framework applicable to the site and a planning rationale for the proposed development; and

Section 5 summarizes the planning opinion regarding the Zoning By-law Amendment.

2 COMMUNITY CONTEXT AND SITE LOCATION

2.1 COMMUNITY CONTEXT

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

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

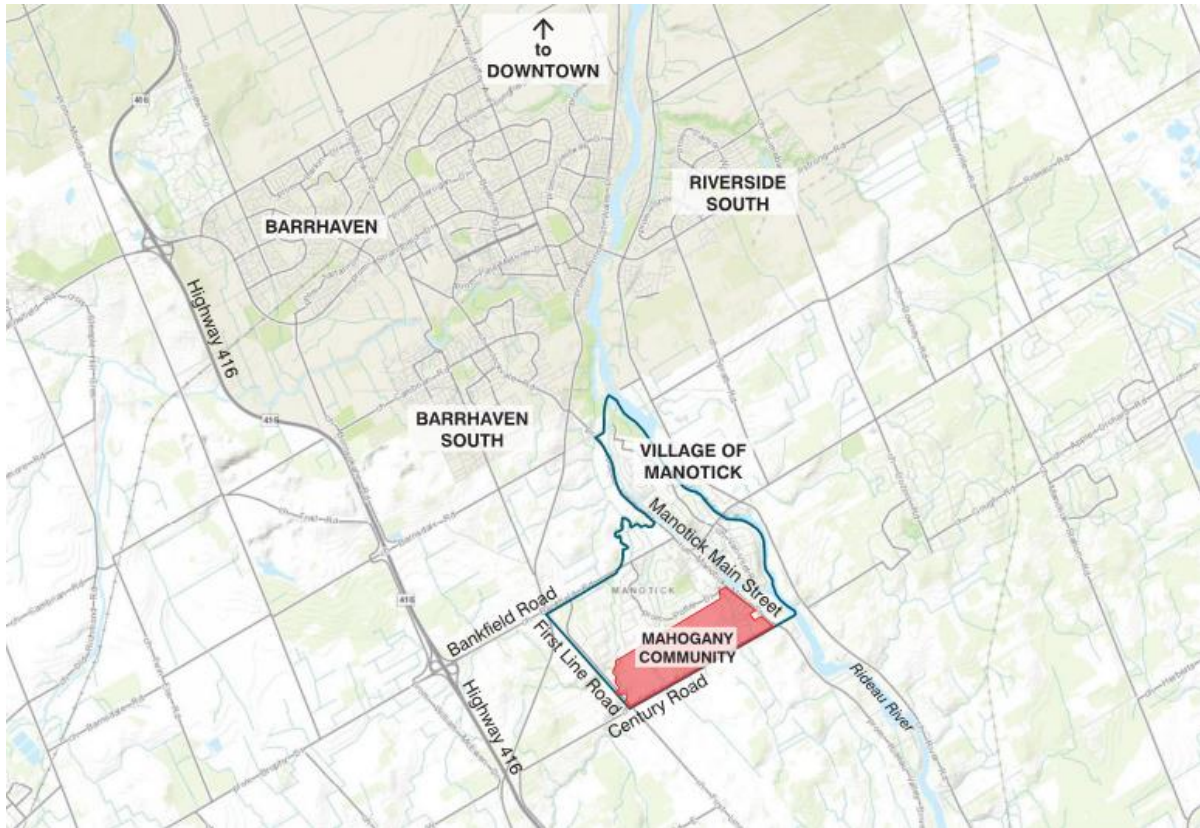


Figure 2-1: Location Map



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

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



Figure 2-3: Play structures in Major W. Ross Chamberlain Park (Image source: Minto Communities Inc.)



Figure 2-4: View of Mahogany Park facing east (Image source: Minto Communities Inc.)



Figure 2-5: Phase 1 Single Family (Moderate Density) units facing Major W. Ross Chamberlain Park (Image source: Minto Communities Inc.)



Figure 2-6: Phase 1 Single Family (Moderate Density) model units facing southeast on Bridgeport Avenue (Image source: Minto Communities Inc.)

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

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

2.2 SITE LOCATION

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

The site is predominately vacant, with the exception of a Pumping Station located in the north east corner of the site.



Figure 2-7: Phase 2+ Lands

3 THE PROPOSED DEVELOPMENT

Phase 2+ of the Mahogany Community includes the second, third and fourth phases of development, which includes a mix of housing types with varying lot sizes, neighbourhood amenity areas, parks and open space, and a roadway network, with two (2) connections to Century Road. The complete Mahogany Community (Phases 1 to Phase 5) will contain a maximum of 1,400 dwelling units.

On October 10, 2018, Zoning By-law Amendment No. 2018-349 approved a total of 868 housing units for Phases 2-4. However, Minto is now proposing 850 units for Phases 2-4, representing a decrease of 18 units.

The following revisions have been proposed to the Concept Plan for Phase 2+ in order to meet the housing demand for smaller units, and to address technical servicing requirements:

- The 45' and 52' single detached dwellings (No. 1 of **Figure 3-1**) will be replaced with 38' single detached dwellings;
- The executive townhouses that were located along the Wilson Cowan Drain (No. 2 of **Figure 3-1**) will be replaced with 45' and 52' single detached dwellings to allow the community to continue to meet the appropriate density requirements;
- The 45' and 52' single detached dwellings (No. 3 of **Figure 3-1**) will be replaced with 38' single detached dwellings to keep the number of units consistent;
- The 38' single detached dwellings (No. 4 of **Figure 3-1**) will remain the same. However, all 38' lots do not meet the current zoning lot width and area;
- Provide 45' and 52' single detached dwellings (No. 5 of **Figure 3-1**) to accommodate watermain looping and adjust the boundary. The 45' and 52' single detached dwellings were already there and there will be no change to the lots.
- The bungalow townhouses will remain the same (No. 6 in **Figure 3-1**). However, they do not meet the current zoning for maximum driveway area coverage.
- The 45' and 52' single detached dwellings will remain the same (No. 7 of **Figure 3-1**). However, they will include the same amendments to ensure consistency.

To see the development through, the proposed development includes the following Zoning By-law Amendments at this time:

Current housing type	NEW housing type proposed	Number in Figure 3-1	Current Zone	Proposed Zoning	Area in Appendix A (Zoning By-law Amendment Schedule)
45' and 52' single detached dwellings	38' single detached dwellings	No. 1	V1C[870r]	V3A[871r] with amendments to permit: For a detached dwelling: • a minimum lot area of 330 m² instead of 350 m²;	Area A
		No. 1	DR1		Area D

				• a minimum lot width of 11.4 m instead of 12 m; • a maximum lot coverage of 50% instead of 40%; • a minimum interior side yard setback of 1.2 m instead of 1.25 m; and • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%. For a townhouse dwelling: • a minimum interior side yard setback 1.2 m instead of 1.6 m; and • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.	
38' single detached and executive townhouses	38' single detached and executive townhouses	No. 4	V3A[871r]	V3A[871r] with amendments to permit: For a detached dwelling: • a minimum lot area of 330 m² instead of 350 m²; • a minimum lot width of 11.4 m instead of 12 m; • a maximum lot coverage of 50% instead of 40%; • a minimum interior side yard setback of 1.2 m instead of 1.25 m; and • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%. For a townhouse dwelling: • a minimum interior side yard setback 1.2 m instead of 1.6 m; and • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.	Area C

45' and 52' single detached dwellings	45' and 52' single detached dwellings	No. 5	DR1	VIC[870r] with amendments to permit: • a maximum lot coverage of 55% instead of 50%; • a minimum interior side yard setback of 1.2 m instead of 1.25 m; and • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.	Area B
Bungalow townhouses	Bungalow townhouses	No. 6	V3A(872r)	V3A(872r) with amendments to permit: • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.	Area E
45' and 52' single detached dwellings	45' and 52' single detached dwellings	No. 7	VIC[870r]	VIC[870r] with amendments to permit: • a maximum lot coverage of 55% instead of 50%; • a minimum interior side yard setback of 1.2 m instead of 1.25 m; and • a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.	Area F

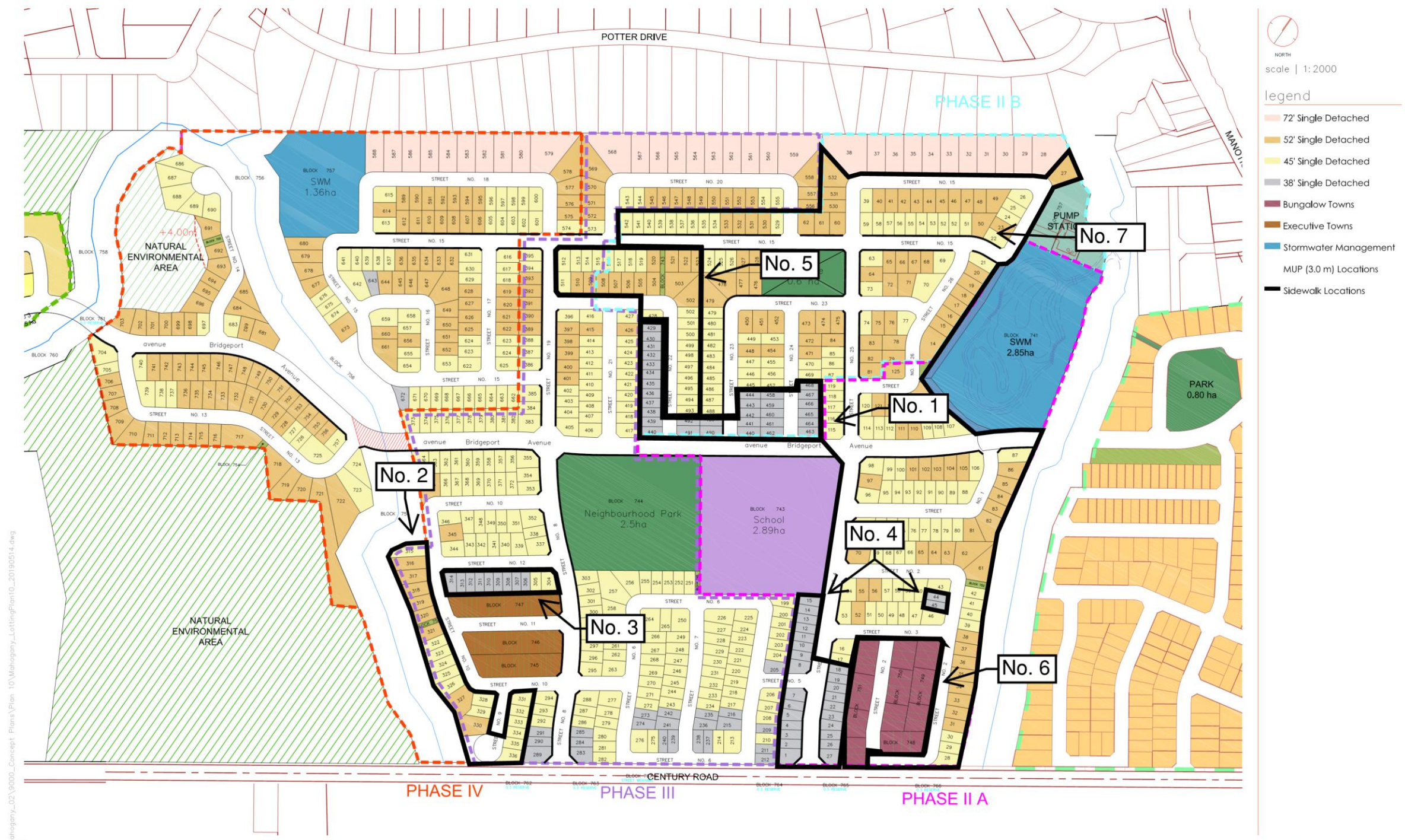


Figure 3-1: Illustrative Concept Plan for Phase 2+ (NAK design strategies), May 14, 2019, Mark Up

4 POLICY AND REGULATORY FRAMEWORK

This section describes the provincial and local planning frameworks applicable, or relevant, to the proposed development of the site, including: the Provincial Policy Statement (2014), the City of Ottawa Official Plan, Official Plan Amendment 150, Official Plan Amendment 180, and the City of Ottawa Zoning By-law 2008-250.

4.1 PROVINCIAL POLICY STATEMENT (2014)

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

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

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

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

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies to sustain healthy, livable, resilient and safe communities. Section 1.1.3.1 confirms that villages are settlement areas and that settlement areas shall be the focus of growth and development, as well as the promotion of their vitality and regeneration. Policy 1.1.3.2 (a) states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

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

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

Policy 1.5.1 (a) states that healthy, active communities should be promoted by "planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity".

Additionally, Policy 1.5.1 (b) provides direction for the planning and provision for a range and equitable distribution of publicly-accessible built and natural setting for recreation, including parklands, public spaces, open space areas, trails and linkages, and water-based resources where practical. Policy 1.5.1 also ensures that impacts to other protected areas and conservation reserves are minimized.

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

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

The proposed development is consistent with the PPS. The proposal is to provide residential development within a settlement area, utilizing land and existing infrastructure efficiently. The proposed unit mix provides a variety of housing forms at a range of densities.

4.2 CITY OF OTTAWA OFFICIAL PLAN (2003, WEBSITE CONSOLIDATION)

The City of Ottawa Official Plan (OP) provides a comprehensive vision and policy framework for managing growth and development to the year 2036. The OP contains policies that address matters of provincial interest, as described in the 2014 PPS, and “is not a tool to limit growth but rather to anticipate change, manage it and maintain options” (Section 1.1). The site is located within the rural boundary and in the **Village** on Schedule A (Rural Policy Plan), as illustrated in **Figure 4-1**.

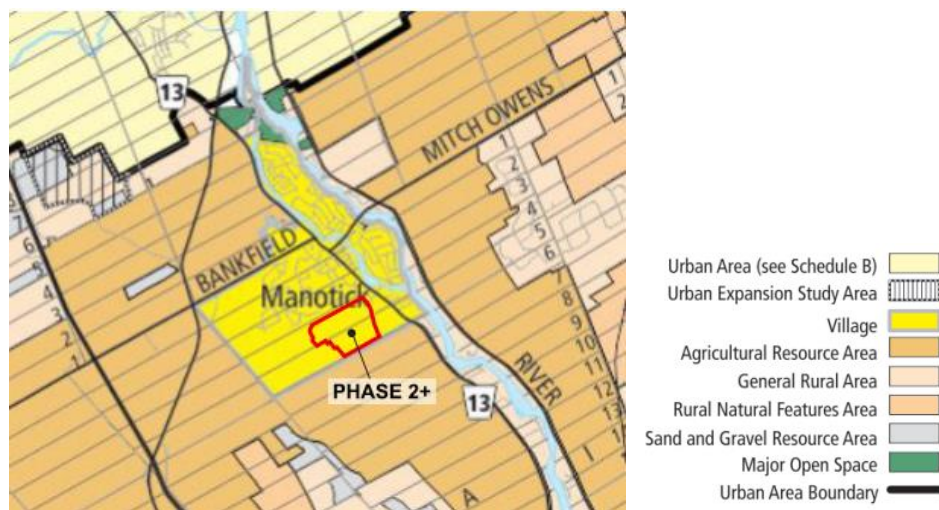


Figure 4-1: City of Ottawa Official Plan Schedule A - Rural Policy Plan

4.2.1 STRATEGIC DIRECTIONS

Section 2.1 – Patterns of Growth indicates that Ottawa’s growth will be managed in ways that create complete communities with a good balance of facilities and services to meet people’s everyday needs, including schools, community facilities, parks, a variety of housing options, and places to work and shop. Further, the City will continue to support growth in Villages to enhance their vitality.

Section 2.2 – Managing Growth indicates that the balance of the City’s growth will occur in the rural area. This growth will occur as a mix of uses in villages and as a range of rural-related uses and limited residential development elsewhere. Most villages are low in density and small in size. These are qualities that village residents value and expect to persist. As in other communities, residents of villages are concerned about liveable communities, environmental integrity, supporting infrastructure and the overall viability of their communities.

The strategy for growth and development in the rural area is to:

- Support the role of villages as the focus for employment and housing in the rural area;
- Direct growth and development to those villages where community facilities and services already exist, or to those villages where community facilities and services can be provided efficiently and there is the strongest potential for the village to evolve into a complete community;
- Protect rural character by restricting the type and intensity of development that is permitted outside the Village designation; and
- Direct rural employment growth that is not appropriate in a village to Rural Employment Areas.

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

The proposed development conforms to the strategic directions of the OP by accommodating growth within the rural area while maintaining the qualities that village residents value and expect to persist. The proposed development would ensure the Mahogany community is able to meet the standards of sensitive development and the overall viability of a village community.

4.2.2 LAND USE DESIGNATIONS

SECTION 3.7.1 - VILLAGES

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

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

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

- a. "The relevant provisions of the village secondary plan or community design plan;"

As addressed in Section 4.3 of this Report.

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

As addressed in Section 4.2.3 of this Report. The proposed development will support a number of the design principles associated with Design Objectives set out in Section 2.5.1, and will meet several principles under of the Urban Design and Objectives, as well as the Compatibility criteria of Section 4.11.

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

The proposed development is not located in the core area or on a mainstreet.

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

Manotick Main Street and Century Road W have capacity to accommodate the anticipated traffic generated by the proposed Phase 2+ of the Mahogany Community. Therefore, the proposed development will also be able to accommodate anticipated traffic generated.

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

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

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

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

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

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

- k. Any other applicable policies found within the Official Plan related to development review".

Policies included in Section 4.1, Section 4.3, Section 4.4, Section 4.6, Section 4.7, Section 4.8, Section 4.9, Section 4.10, and Section 4.11 applied to the proposed Phase 2+ Mahogany Community development and have been addressed in the approval of Phase 2+.

The proposed development conforms to the strategic directions and policies of the Official Plan. The proposed development will provide a wide range of housing forms that is in keeping with the existing Village character and scale and will provide access to community facilities and services.

4.2.3 URBAN DESIGN AND COMPATIBILITY

SECTION 2.5.1 – URBAN DESIGN OBJECTIVES

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

Compatible development is defined in the OP as “development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ among those functions that surround it” (Section 2.5.1).

The proposed development supports the seven (7) urban design objectives and principles set out in Section 2.5.1, as demonstrated herein. It should be noted that, “Proponents are free to respond in creative ways to the Design Objectives and Principles and are not limited only to those suggested by the Design Considerations” (Section 2.5.1).

1. To enhance the sense of community by creating and maintaining places with their own distinct identity.

- The overall Mahogany Community aims to function as an extension of the existing Village of Manotick and acknowledge the local identity and community fabric, while continuing to build on Phase 1 in the creation of its own distinctive community. The proposed development will include architectural design features that will support the community's identity while reflecting Manotick's character and village theme. This reflects a thorough and sensitive understanding of place, context and setting.

2. To define quality public and private spaces through development.

- The park and open space system proposed in Phase 2+ of the Mahogany Community will provide a variety of active and passive uses for residents of the proposed development. The parks are located within each phase of Mahogany Community. They are proposed to be located on key community streets to ensure that they are visible and well defined, and are

dispersed throughout the community within a walkable radius. The parks form a key component in the connection between the street network and open space system.

- The proposed minimum lot sizes and setback requirements are to ensure that each unit has ample and quality private spaces in both the front and rear yards.

3. To create places that are safe, accessible and are easy to get to, and move through.

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

4. To ensure that new development respects the character of existing areas.

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

5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

- The proposed unit mix provides a variety of housing forms at a range of densities that will meet the current and future needs of the residents of Manotick and the City of Ottawa.

6. To understand and respect natural process and features in development design.

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

7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use and carbon footprint of the built environment.

- As part of the Mahogany Community, the proposed development has been designed to encourage active forms of transportation within the community, to connect residents to nature and provide natural, low-maintenance landscaping, and to implement design and water and waste conservation practices that are relevant today, and will continue to be regenerative in the future.

SECTION 4.11 – URBAN DESIGN AND COMPATIBILITY

In addition to the Design Objectives described herein, the City will evaluate the compatibility of development applications on the basis of the following compatibility criteria, with the measures of compatibility varying depending on the use proposed and the planning context. **Table 1** provides an

evaluation of the proposed development against the compatibility criteria relevant to the Zoning By-law Amendment application for the proposed development, as set out in Policy 4.11. Since the proposed development is part of the larger Phase 2+ Mahogany Community development, many of the compatibility measures take into account the features of Phase 2+.

Table 1: Evaluation of Proposed Development

Evaluation Criteria	Measure of Compatibility
Traffic	Manotick Main Street (Arterial road) and Century Road (Collector road) will adequately service Phase 2+ of the Mahogany Community, which includes the proposed development, with capacity to accommodate the anticipated traffic generated.
Vehicular Access	- Two (2) additional access/egress points into Phase 2+ of the Mahogany Community will be provided along Century Road, in addition to the two (2) existing access/egress from Manotick Main Street (through the extension of Bridgeport Avenue) and Century Road. - A total of four (4) access/egress points will reduce the impact of the generation of noise, headlight glare, and loss of privacy on residents by providing more than one access and egress point.
Parking Requirements	- Garages will be provided with each unit to minimize parking on local roads. - An integrated pedestrian and trail network aims to encourage increase walking and cycling in the community. - Mixed Residential units of a higher density are located along Century Road to promote the potential use of public transit.
Outdoor Amenity Area	The siting and design of the residential units aim to minimize any undesirable impacts on adjacent lots/units.
Loading Areas, Service Areas and Outdoor Storage	- Garages and parking are reduced in architectural design and scale by preventing garages to protrude from the front of houses. - There are no loading areas, services areas or outdoor storage provided in the Mahogany Community.
Lighting	Light standards are proposed to be sited in a manner that avoids the potential for light spill over or glare.
Noise and Air Quality	- The road network and block pattern are designed to be efficient to maximize connectivity and reduce unnecessary driving. - There are no sensitive land uses related to noise, odours, and other emissions located in close proximity to the Mahogany Community.
Sunlight	Where possible, an east/west block orientation was implement for passive solar gain.

Microclimate	The proposed development of Phase 2+ is not expected to have any microclimate effects related to wind, snow drifting and temperature on adjacent properties.
Supporting Neighbourhood Services	- A site has been reserved for the provision of a school within the community. - Parks, open space network and trail system are proposed as neighbourhood amenity areas.

The proposed development conforms to the City's Official Plan goals, policies, and meets the urban design objectives and compatibility criteria as established in Sections 2.5.1 and 4.11.

4.3 MANOTICK SECONDARY PLAN (2016)

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

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

The Site is designated as Mahogany Community on Schedule A – Land Use in the Secondary Plan. Land Uses for the Mahogany Community are illustrated in Schedule C – Mahogany Land Use, as illustrated in **Figure 4-2**. Phasing for the Mahogany Community is outlined in Schedule D, as illustrated in **Figure 4-3**.

The Mahogany Community is also subject to Policies 2.3.5 (1) to (11) included in Section 2.3.5 of the Secondary Plan. These policies state that the location of the land uses are to be in accordance with Schedule C – Mahogany Land Use (Policy 2.3.5 (3)) and that all development shall be on the basis of central water and wastewater services (Policy 2.3.5 (1)). The Mahogany Community policies also introduce a specific definition of “gross residential” and permitted density within the development with a maximum total of 1,400 dwelling units for the entire community (Phases 1 – 5).

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

The Vimy Memorial Bridge is an important component of the transportation network within the Manotick Community. Policy 2.3.5 (6) states that the level of development and the phasing of the Mahogany Community is dependent on the local and regional transportation infrastructure and it is projected that the Vimy Memorial Bridge will create the capacity to support the development. The

release of phases and dwelling units is dependent on the developer demonstrating the capacity to support it and achieve the City's approved level of service operating standard.

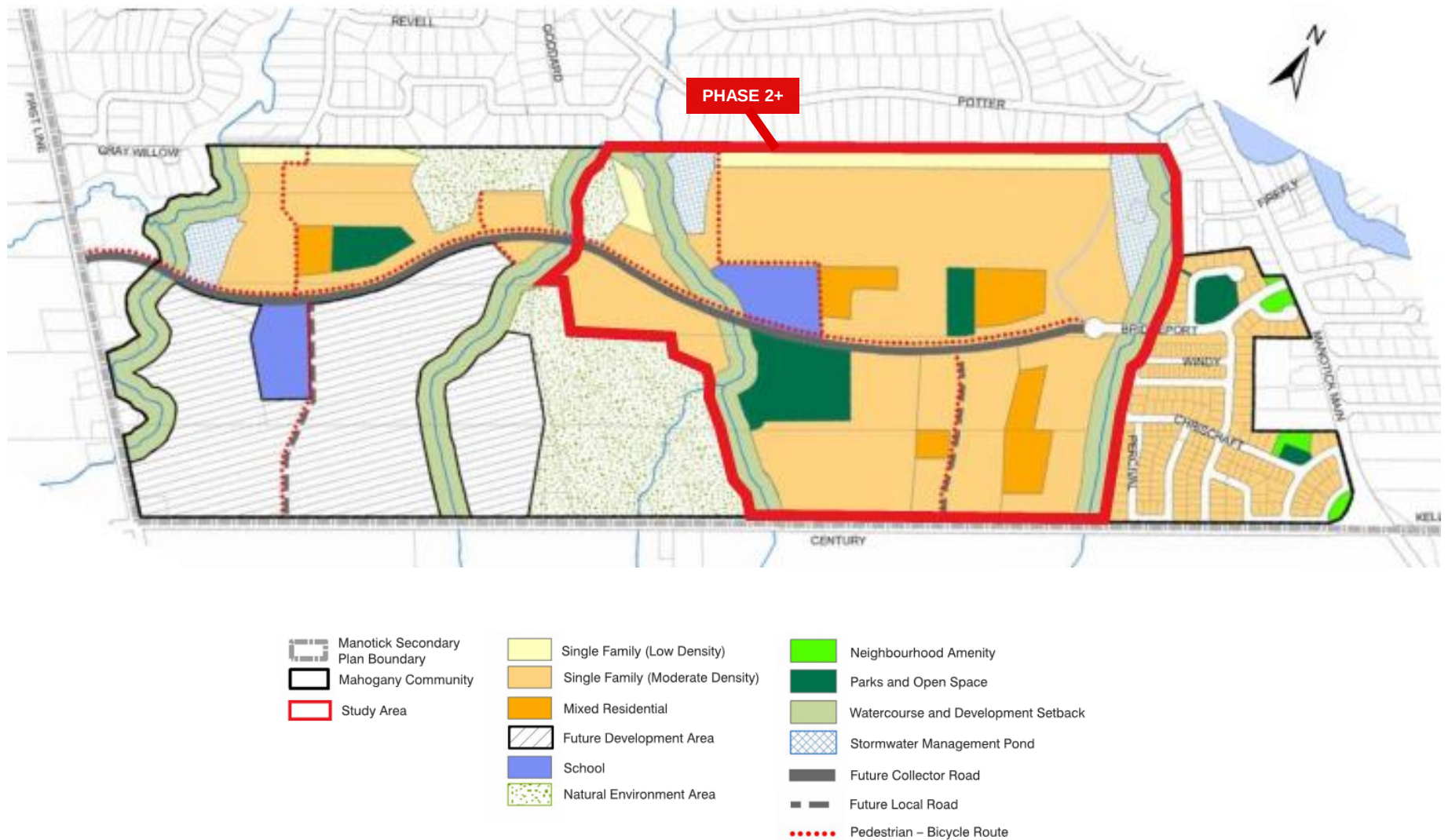


Figure 4-2: Schedule C – Mahogany Land Use

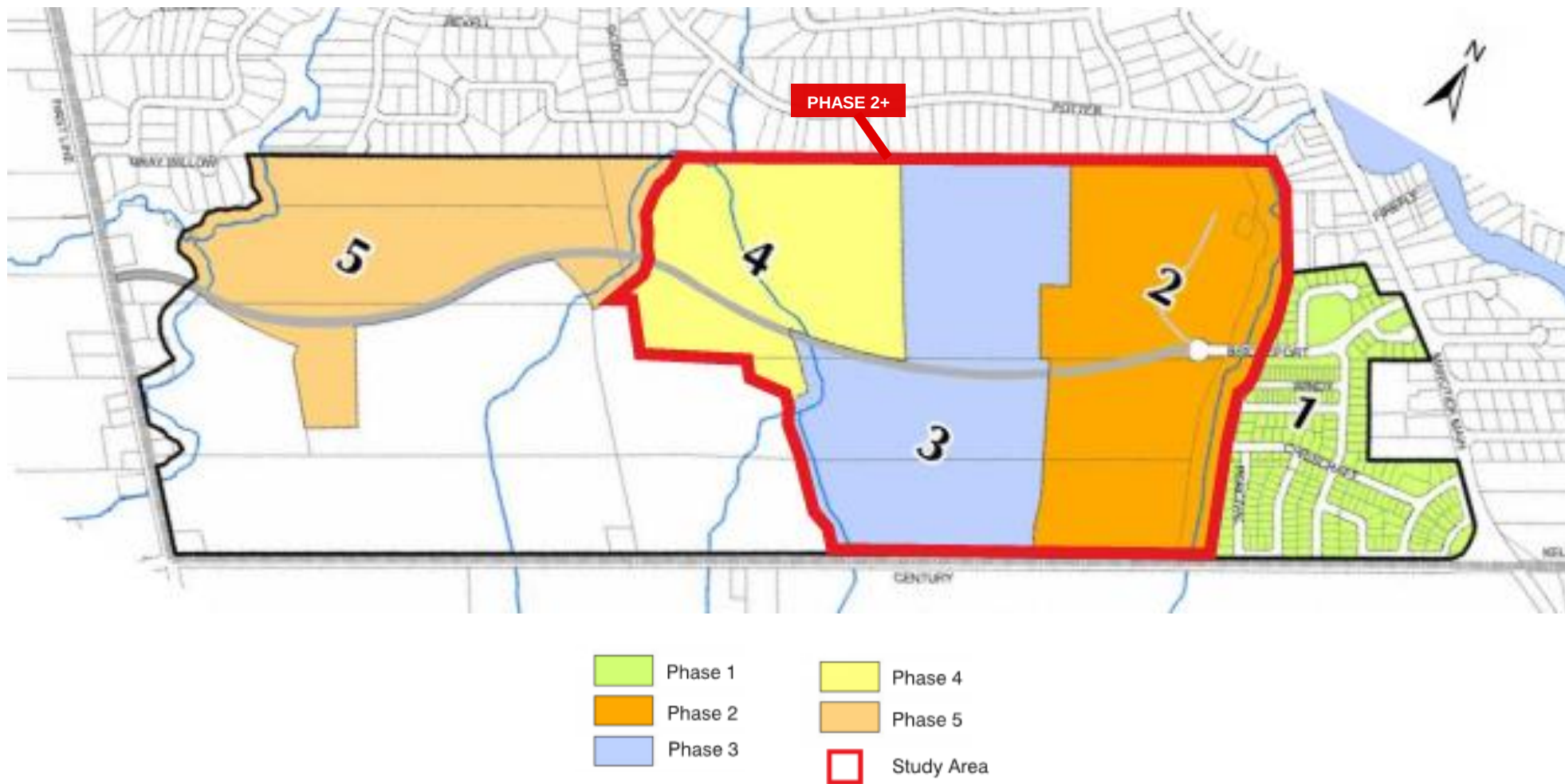


Figure 4-3: Schedule D – Phasing for Mahogany Community

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

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

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

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

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

The Mahogany Community Development Concept Plan (January 2008) informed the proposed development’s design.

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

Land Use locations that are in accordance with Schedule C include:

- **Single Family (Low Density) units (22 m x 50 m lots)**
- **Single Family (Medium Density) units still comprise the predominant housing type for the community and are dispersed throughout the community**
- **Watercourse and Development Setback**

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

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

The following tables demonstrate that the density calculations of the proposed Phase 2+ development conforms to the permitted densities of Policy 2.3.5 (5).

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

Phase 2+	Approximate Units per Gross Residential Hectare
Phase 2	6.6
Phase 3	6.4
Phase 4	6.8

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

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

Phase 2+	Approximate Units per Gross Residential Hectare
Phase 2	13.6
Phase 3	14.0
Phase 4	12.7

The proposed Single Family (Moderate Density) areas have an average density of approximately 13.4 units per gross residential hectare, and are below the maximum of 16 units per gross residential hectare for Phases 2-4.

Table 4: Density calculations for the Mixed Residential areas

Phase 2+	Approximate Units per Gross Residential Hectare
Phase 2	19.9
Phase 3	23.9
Phase 4	15.4

Table 5: Land Use distribution in the Mahogany Community

Phase 2+	Approximate Total Unit Count	Percentage of Total (%)
Single Family (Low Density)	31	2.21%
Single Family (Moderate Density)	639	45.64%
Mixed Residential	180	12.86%
Phases 2-4 Total	850	60.71%
Phase 1 Total	211	15.07%
Preliminary Phase 5 Total Projections	339	24.21%
Mahogany Community Total	1400	100%

*The total amount of development in Phases 1 to 5 shall not exceed 1,400 units, as per Policy 7 of Section 2.3.5 of the Manotick Village Secondary Plan (2016).

As stated, Minto is now proposing 850 total units for Phases 2-4, representing a decrease of 18 units.

The proposed Mixed Residential areas have an average density of approximately 21.4 units per gross residential hectare, which is below the maximum of 35 units per gross residential hectare for

Phases 2-4. The Mixed Residential areas comprise approximately 12.86% of the total residential units currently planned for Stages 1 to 4 and is below the maximum of 25%.

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

As shown in Table 5, the total amount of units proposed for the Mahogany Community is 1,400 dwelling units. They are proposed to be built in phases similar to the phasing Schedule illustrated in Schedule D (Figure 4-3).

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

The Minto Mahogany Stage 2 - Traffic Impact Study, June 2017 has been prepared and submitted with the Zoning By-law Amendment and Draft Plan of Subdivision approved October 8, 2018.

The amendments to the permit the proposed development also conform to all applicable policies in Section 2.3.5 - Mahogany Community in the Manotick Village Secondary Plan.

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

Phase 2+ of the Mahogany Community encompasses multiple zones, as illustrated in **Figure 4-4**. For the purposes of this Zoning By-law Amendment, the amendments pertain to the Village Residential First Density, Subzone C, Rural Exception 871r (VIC[870r]) Zone and the Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) Zone (noted in blue in **Figure 4-4**).

The purpose of the Village Residential First Density Zone is to permit detached dwellings in areas designated as Village in the Official Plan, and historically zoned for such low-density use. Further, it allows a limited range of compatible uses, and regulates development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced.

The purpose of the Village Residential Third Density Zone is to permit a range of low and medium density housing types in areas designated as Village in the Official Plan. Further, it restricts the building form to low rise, medium density, based on existing development patterns; allows a limited range of compatible uses, and regulates development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

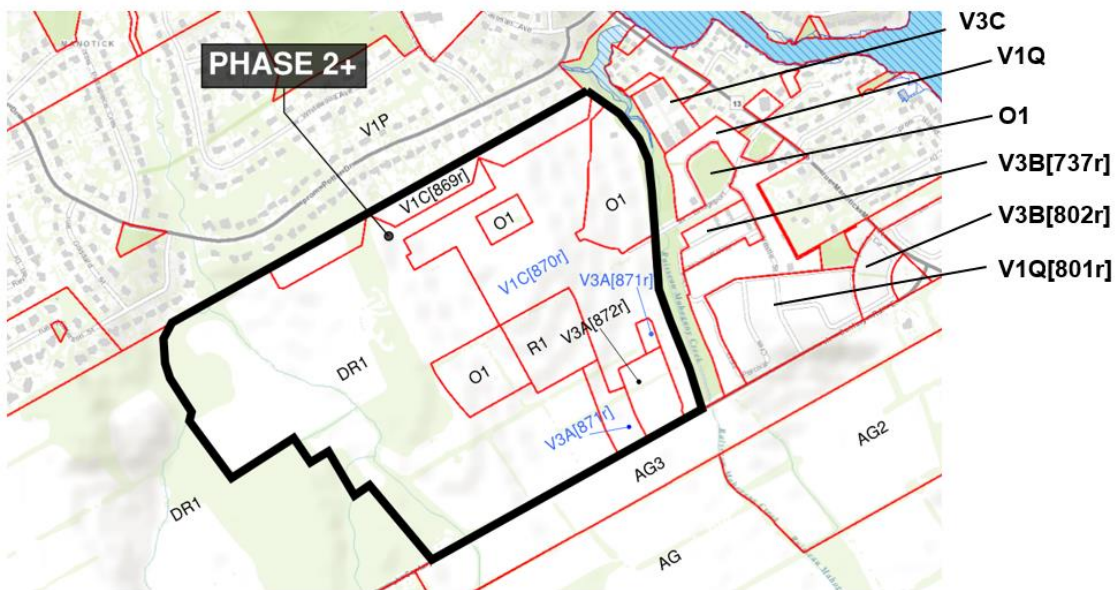


Figure 4-4: Zoning of the Site and Surrounding Lands

4.4.1 ZONING PROVISIONS

These site-specific zones were established as part of the Zoning By-law Amendment and Draft Plan of Subdivision applications approved on October 8, 2018. There were no appeals and the Zoning By-law came into full force and effect on November 6, 2018. Accordingly, the proposed development meets all the zoning provisions established, except for those outlined as follows.

The Zoning By-law Amendment (ZBLA) seeks to amend the following:

- For the 45' and 52' single detached dwellings, the Village Residential First Density, Subzone C, Rural Exception 870r (V1C[870r]) Zone to permit:
 - a maximum lot coverage of 55% instead of 50%;
 - a minimum interior side yard setback of 1.2 m instead of 1.25 m; and
 - a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.
- For the 38' single detached dwellings and Executive Townhomes, the Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) Zone to permit:
 - For a detached dwelling:
 - a minimum lot area of 330 m² instead of 350 m²;
 - a minimum lot width of 11.4 m instead of 12 m;
 - a maximum lot coverage of 50% instead of 40%;
 - a minimum interior side yard setback of 1.2 m instead of 1.25 m; and

- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.
- For a townhouse dwelling:
 - a minimum interior side yard setback 1.2 m instead of 1.6 m; and
 - a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.
- For the bungalow townhouses, the Village Residential Third Density, Subzone A, Rural Exception 872r (V3A[872r]) Zone to permit:
 - a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.
- To rezone lands identified as Area A in **Appendix A** of this Report from Village Residential First Density, Subzone C, Rural Exception 870r (VIC[870r]) to Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) Zone with amendments.
- To rezone lands identified as Area B in **Appendix A** of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception 870r (VIC[870r]) with amendments.
- To rezone the lands identified as Area D in **Appendix A** of this Report from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) Zone with amendments.

5 SUMMARY OF OPINION

It is the professional opinion of WSP that the proposed Minto development at Part of 5651 First Line Road in the Mahogany Community, which requires rezoning to permit the new lotting plan configuration for the Mahogany Community Phase 2+, represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development supports and is consistent with the Provincial Policy Statement.
- The proposed development is permitted in the applicable land use designations and conforms to the strategic directions and policies of the Official Plan.
- The proposed development is compatible with adjacent development and meets many of the principles under the Design Objectives, as well as the Compatibility criteria of the Official Plan.
- The proposed development complies with the general intent of the Zoning By-law.

In conclusion, the proposed Zoning By-law Amendment application to support the proposed development by Minto Communities Inc. for Phase 2+ of the Mahogany Community represents good planning and is in the public interest. Please feel free to contact me at Nadia.De-Santi@wsp.com or at (613) 690-1114 if you have any questions or require additional information.

Yours truly,

A handwritten signature in black ink, appearing to read 'N. De Santi'.

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

APPENDIX

A DRAFT ZONING BY-LAW AMENDMENT

Appendix A

DRAFT BY-LAW NO. 2019-XX

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands legally described as Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Gower, City of Ottawa.

The Council of the City of Ottawa, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

The Zoning Map of By-law No. 2008-250, entitled “City of Ottawa Zoning By-law” is amended by rezoning the lands on Attachment 1 to this by-law as follows:

1. To rezone the lands identified as Area A on Attachment 1 to this by-law from the Village Residential First Density, Subzone C, Rural Exception 870r (V1C[870r]) to the Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) Zone with the following amendments:

For a detached dwelling:

- a minimum lot area of 330 m² instead of 350 m²;
- a minimum lot width of 11.4 m instead of 12 m;
- a maximum lot coverage of 50% instead of 40%;
- a minimum interior side yard setback of 1.2 m instead of 1.25 m; and
- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

For a townhouse dwelling:

- a minimum interior side yard setback 1.2 m instead of 1.6 m; and
- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
871r	V3A			For a detached dwelling: • Minimum lot area of 330 m² • Minimum lot width of 11.4 m • Maximum lot coverage of 50% • Minimum interior side yard setback of 1.2 m • Maximum driveway area coverage: 60% of the yard in which it is located

				For a townhouse dwelling: • Minimum interior side yard setback 1.2 m • Maximum driveway area coverage: 60% of the yard in which it is located
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2. To rezone the lands identified as Area B on Attachment 1 to this by-law from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception 870r (V1C[870r]) Zone to permit:
- a maximum lot coverage of 55% instead of 50%;
 - a minimum interior side yard setback of 1.2 m instead of 1.25 m; and
 - a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

Exception Provisions				
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
870r	V1C			Maximum lot coverage: 55% Minimum interior side yard setback: 1.2 m Maximum driveway area coverage: 60% of the yard in which it is located

3. To amend the lands identified as Area C on Attachment 1 to this by-law for the Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) Zone to permit:

For a detached dwelling:

- a minimum lot area of 330 m² instead of 350 m²;
- a minimum lot width of 11.4 m instead of 12 m;
- a maximum lot coverage of 50% instead of 40%;
- a minimum interior side yard setback of 1.2 m instead of 1.25 m; and
- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

For a townhouse dwelling:

- a minimum interior side yard setback 1.2 m instead of 1.6 m; and
- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
871r	V3A			For a detached dwelling: • Minimum lot area of 330 m² • Minimum lot width of 11.4 m • Maximum lot coverage of 50% • Minimum interior side yard setback of 1.2 m • Maximum driveway area coverage: 60% of the yard in which it is located For a townhouse dwelling: • Minimum interior side yard setback 1.2 m • Maximum driveway area coverage: 60% of the yard in which it is located

4. To rezone lands identified as Area D on Attachment 1 from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]) to permit:

For a detached dwelling:

- a minimum lot area of 330 m² instead of 350 m²;
- a minimum lot width of 11.4 m instead of 12 m;
- a maximum lot coverage of 50% instead of 40%;
- a minimum interior side yard setback of 1.2 m instead of 1.25 m; and
- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

For a townhouse dwelling:

- a minimum interior side yard setback 1.2 m instead of 1.6 m; and
- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
871r	V3A			For a detached dwelling: • Minimum lot area of 330 m² • Minimum lot width of 11.4 m • Maximum lot coverage of 50% • Minimum interior side yard setback of 1.2 m • Maximum driveway area coverage: 60% of the yard in which it is located For a townhouse dwelling: • Minimum interior side yard setback 1.2 m • Maximum driveway area coverage: 60% of the yard in which it is located

5. To amend the lands identified as Area E on Attachment 1 to this by-law for the Village Residential Third Density, Subzone A, Rural Exception 872r (V3A[872r]) Zone to permit:

- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
872r	V3A			Maximum driveway area coverage: 60% of the yard in which it is located

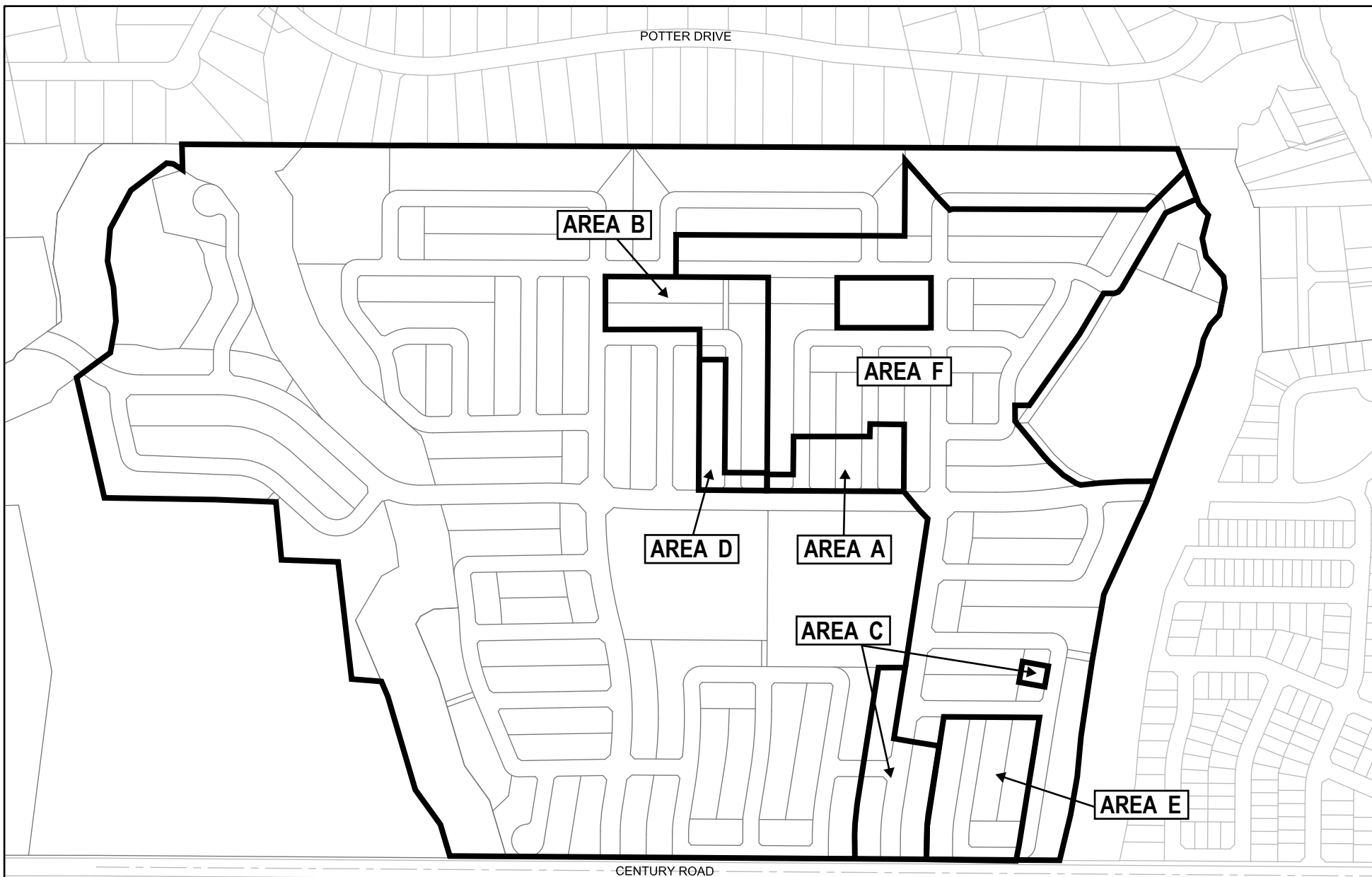
6. To amend the lands identified as Area F on Attachment 1 to this by-law for the Village Residential First Density, Subzone C, Rural Exception 870r (V1C[870r]) Zone to permit:

- a maximum lot coverage of 55% instead of 50%;
- a minimum interior side yard setback of 1.2 m instead of 1.25 m; and

- a maximum driveway area coverage of 60% of the yard in which it is located instead of 50%.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
870r	V1C			Maximum lot coverage: 55% Minimum interior side yard setback: 1.2 m Maximum driveway area coverage: 60% of the yard in which it is located

ENACTED AND PASSED this _____ day of _____, 2019



This is "Attachment 1" to
Zoning By-law 2019-XXX

Prepared by WSP
July 2019

- Area A to be rezoned from V1C [870r] to V3A [871r] with amendments
- Area B to be rezoned from DR1 to V1C [870r] with amendments
- Area C to be rezoned from V3A [871r] to V3A [871r] with amendments
- Area D to be rezoned from DR1 to V3A [871r] with amendments
- Area E to be rezoned from V3A [872r] to V3A [872r] with amendments
- Area F to be rezoned from V1C [870r] to V1C [870r] with amendments

DRAFT



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MAHOGANY COMMUNITY PHASE 2+
JULY 2019

PLANNING RATIONALE
ZONING BY-LAW AMENDMENT



minto
Communities

