

**Agriculture and Rural Affairs Committee**  
**Thursday, October 5, 2023**  
**10:00 AM**

Statutory public meetings are required under the *Planning Act*, Section 17, 22, 26 and 34 and convened in accordance with Subsection 88 of the Procedure By-law, to consider the following report:

**Zoning By-law Amendment – 5646 and 5650 Manotick Main Street**

**Report Number: ACS2023-PRE-PS-0119**

This meeting will be held through a hybrid format with the option to participate in person or electronically in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

Meetings in open session are open to the public and will in most cases be held at Ottawa City Hall (please refer to the agenda for the location of the meeting). Additionally, meetings will be hosted in Zoom. Participants may attend the meeting room, call a toll-free telephone number, or use Zoom software on a computer or mobile device

**Public Delegations**

There are several ways the general public can provide submissions to the Members of Committee and Council for the **October 5, 2023** meeting, as follows:

a. **Submit comments in writing:**

To submit comments in writing, email the Committee Coordinator ([Kelly.crozier@ottawa.ca](mailto:Kelly.crozier@ottawa.ca)). Comments received **by 4:00 PM on Wednesday, October 4, 2023** will be provided to Members of Committee and Council prior to the meeting. Comments received after this time will be forwarded to Members of Committee and Council as soon as possible, and prior to Council's final consideration of the item on **October 11, 2023** but may not be received by Committee members prior to the **October 5, 2023** meeting.

b. **Submit verbal comments in advance of the meeting:**

Call the Committee Coordinator **by 4:00 PM on Wednesday, October 4, 2023** to have comments transcribed (613-580-2424, x16875).

c. **Register to speak at the committee meeting:**

i. **Register by phone by 4:00 PM on Wednesday, October 4, 2023:**

You may contact the Committee Coordinator 613-580-2424, x16875. Please see further details below for those wishing to make visual presentations to the committee.

ii. **Register by e-mail - prior to 8:30 AM on Thursday, October 5, 2023:**

You may contact the Committee Coordinator ([Kelly.crozier@ottawa.ca](mailto:Kelly.crozier@ottawa.ca)) **prior to 8:30 AM on Thursday, October 5, 2023**. Please see further details below for those wishing to make visual presentations to the committee.

Notwithstanding the deadlines noted above, public delegations are requested to register as soon as possible in order to facilitate an orderly registration process and meeting. Remote participation for public delegations Upon receipt of your registration to speak at the meeting, delegates will be provided the Zoom meeting details and password prior to the meeting, including a link to educational resources for those who may be new to using Zoom.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline telephone. A toll-free number will be provided for this purpose.

The following information is provided for your consideration and guidance during remote participation in the meeting:

- As screen-sharing will not be enabled for participants during this meeting, those delegates who wish to provide a visual presentation (PowerPoint or other) **are required** to register to speak and provide those materials to the committee coordinator **by 4:00 PM on Wednesday, October 4, 2023**. The committee coordinator will share your presentation from her screen as you speak.
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- You may also follow along on YouTube until you are called upon to speak (a separate device is best if you are calling on a cell), but you must mute that feed when you are called on to speak, in order to prevent feedback. Please note there may be a 5-30 second delay between the live meeting and what you see on YouTube.
- If you join the Zoom meeting through your phone, please **Do Not Put the Phone on Hold at Any Time**, as this will result in broadcasting “hold music” online once your mic function is unmuted
- To optimize call quality when using a laptop, a headset with microphone is best if available to you; otherwise, whether using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- If you are having technical difficulties on **Thursday October 5, 2023** you may contact the Clerk’s Office at [Committees@ottawa.ca](mailto:Committees@ottawa.ca) or 613-580-2424, x16875.
- If you enable your camera, you will appear to meeting-participants and on the YouTube stream.
- Please do not share the Zoom meeting details with anyone or post through social media.
- Public delegations will be provided five (5) minutes in which to make their comments once called upon to speak. Questioning of / debate with the members (or staff) is not permitted. If you have questions, you may state them during your five minutes. Your comments must be directly related to the content of the report(s) to which you are speaking. The committee members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to what you have said.
- You are welcome to send written comments for the committee’s consideration, either in addition to your oral presentation or in lieu of (both are given equal consideration by the committee), prior to the meeting. Please refer to the information provided above on how to submit written comments/presentations.

- When your five minutes are up and after answering any questions that may be directed to you, the Committee Coordinator will move you back to an attendee.

For more information, please contact the Committee Coordinator directly at 6135802424, x16875 or [Kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca)  
Notwithstanding all of the above, the Rules of procedure as set out in the proceedings [Procedure Bylaw](#) will be followed.

## Réunion du Comité d'agriculture et des affaires rurales

Le jeudi, 5 octobre 2023

10 h

Les réunions publiques sont obligatoires en vertu des articles 17, 22, 26 et 34 de la Loi sur l'aménagement du territoire et sont convoquées conformément au paragraphe 88 du Règlement de procédure dans le but d'examiner le rapport suivant :

**Modification du Règlement de zonage – 5646 et 5650, rue Manotick Main**

**Numéro du rapport : ACS2023-PRE-PS-0119**

La réunion se déroulera en format hybride, en vue d'offrir la possibilité aux participants d'y assister en personne ou par voie électronique, conformément à l'article 238 de la *Loi de 2001 sur les municipalités*, telle que modifiée par la *Loi de 2020 visant à favoriser la reprise économique face à la COVID-19*.

Les réunions en séance publique sont ouvertes à tous et se tiennent généralement à l'hôtel de ville d'Ottawa (veuillez consulter l'ordre du jour pour connaître le lieu exact de la réunion). La réunion est également présentée sur [Zoom](#). Les participants peuvent donc y assister en personne, ou en appelant le numéro sans frais ou encore en utilisant le logiciel Zoom sur un ordinateur ou un appareil mobile.

### **Intervenants du public**

Le grand public peut présenter des commentaires en vue de la réunion du **5 octobre, 2023** de l'une ou l'autre des façons suivantes :

#### **a. Commentaires écrits :**

Pour soumettre vos commentaires écrits, envoyez un courriel à l'adresse à la **coordonnatrice de comité** ([kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca)). Les commentaires reçus **avant le mercredi, 4 octobre 2023, à 16 h**, seront transmis aux membres du Comité et du Conseil avant la réunion. Ceux reçus après cette heure pourraient ne pas leur être transmis avant la réunion. Ils le seront dès que possible, avant l'examen final du point par le Conseil le **11 octobre, 2023**.

#### **b. Commentaires oraux en prévision de la réunion :**

Vous pouvez appeler la coordonnatrice de comité en composant le 613-580-2424, poste 16875, **avant mercredi, 4 octobre 2023, à 16 h**, pour faire transcrire vos commentaires.

#### **c. Inscription pour prendre la parole :**

##### **i. Inscription par téléphone avant le mercredi, 4 octobre 2023 à 16 h :**

Vous pouvez appeler la coordonnatrice de comité au 613-580-2424, poste 16875. Veuillez consulter les précisions ci-après si vous souhaitez faire une présentation visuelle au Comité.

ii. Inscription par courriel **avant le jeudi, 5 octobre 2023, à 8 h 30:**

Vous pouvez communiquer avec la coordonnatrice de comité par courriel ([kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca)) au plus tard **le jeudi, 5 octobre 2023, à 8 h 30**. Veuillez consulter les précisions ci-après si vous souhaitez faire une présentation visuelle au Comité.

Malgré les échéances indiquées ci-dessus, nous encourageons les intervenants à s'inscrire le plus tôt possible pour faciliter le processus d'inscription et l'organisation de la réunion.

**Participation à distance pour les intervenants du public**

Dès réception de votre demande d'inscription, la coordonnatrice vous enverra avant la réunion les renseignements et le mot de passe Zoom ainsi qu'un lien vers un guide d'utilisation à l'intention de ceux qui se serviront de Zoom pour la première fois. Veuillez noter qu'il n'est pas obligatoire d'avoir un ordinateur ou un appareil de partage de vidéos pour participer à la réunion. Un téléphone cellulaire ou filaire convient également. Un numéro sans frais vous sera communiqué à cette fin.

Vous trouverez ci-dessous des précisions concernant la réunion virtuelle :

- Le partage d'écran ne sera pas autorisé durant cette réunion. Les intervenants qui souhaitent faire une présentation visuelle (PowerPoint ou autre) **doivent** s'inscrire et fournir les fichiers à la coordonnatrice **avant le mercredi, 4 octobre 2023, à 16 h**. La coordonnatrice partagera la présentation à partir de son écran lors de l'intervention.
- Lorsque vous vous joindrez à la réunion, par téléphone ou par Internet, vous serez admis comme participant. Il n'y aura pas de salutations. Vous pourrez entendre la réunion et voir l'orateur (si votre appareil le permet), mais votre micro sera désactivé jusqu'à ce que vous preniez la parole.
- Vous pourrez également suivre la réunion sur YouTube en attendant d'intervenir (il est préférable d'utiliser un appareil distinct si vous appelez d'un cellulaire), mais il vous faudra couper le son au moment de parler pour éviter tout effet Larsen. Veuillez noter qu'il peut y avoir un décalage de 5 à 30 secondes entre la réunion et la vidéo YouTube.
- Si vous participez par téléphone, **veuillez ne jamais mettre l'appel en attente**, car cela activerait une « musique d'attente » même si votre micro est coupé.
- Afin d'optimiser la qualité de l'appel si vous utilisez un ordinateur portable, privilégiez un casque d'écoute avec micro si possible. Si vous utilisez le micro de votre ordinateur portable ou un téléphone cellulaire, parlez directement dans le combiné et évitez d'utiliser le haut-parleur.
- Si vous rencontrez des difficultés techniques **le jeudi, 5 octobre 2023**, vous pouvez communiquer avec le Bureau du greffier municipal à l'adresse [Kelly.Crozier@ottawa.ca](mailto:Kelly.Crozier@ottawa.ca) ou au 613-580-2424, poste 16875.
- Si vous activez votre caméra, vous apparaîtrez sur l'écran des participants et sur YouTube.
- Veuillez de ne pas communiquer les renseignements Zoom relatifs à la réunion et de ne pas les publier sur les médias sociaux.
- Les intervenants du public auront cinq (5) minutes pour formuler des commentaires lorsqu'on les invitera à prendre la parole. Il ne sera pas permis

de poser des questions aux membres (ou au personnel) ni de débattre avec eux. Si vous avez des questions, vous pourrez les poser lors des cinq minutes qui vous seront octroyées. Vos commentaires doivent être directement liés aux rapports sur lesquels porte votre intervention. Les membres du Comité pourront vous poser des questions complémentaires, donner leurs commentaires ou demander au personnel de vous répondre.

- Nous vous invitons à envoyer vos commentaires écrits aux membres du Comité, à la place ou en plus de votre intervention orale (les deux seront équitablement examinés), avant la réunion. Pour savoir comment soumettre un commentaire ou une présentation, reportez-vous à la rubrique ci-dessus.
- Une fois les cinq minutes écoulées, et après que vous avez répondu à toutes les questions qui pourraient vous être adressées, la coordonnatrice de comité vous déconnectera de la réunion Zoom. Vous pourrez alors continuer de suivre la réunion sur YouTube.

Pour en savoir plus, vous pouvez communiquer directement avec la coordonnatrice de comité, Kelly Crozier, coordonnatrice de comité, en composant le 613-580-2424, poste 16875, ou en envoyant un message à [kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca).

Nonobstant ce qui précède, les Règles de procédure énoncées dans le [Règlement de procédure](#) s'appliqueront.

**Subject: Zoning By-law Amendment – 5646 and 5650 Manotick Main Street**

**File Number: ACS2023-PRE-PS-0119**

**Report to Agriculture and Rural Affairs Committee on 5 October 2023**

**and Council on 11 October 2023**

**Submitted on September 21, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Sean Harrigan, Planner 1, Development Review Rural**

**613-580-2424 ext.23489, sean.harrigan@ottawa.ca**

**Ward: Rideau-Jock (21)**

**Objet: Modification du Règlement de zonage – 5646 et 5650, rue Manotick  
Main**

**Dossier : ACS2023-PRE-PS-0119**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 5 octobre 2023**

**et au Conseil le 11 octobre 2023**

**Soumis le 21 septembre 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Sean Harrigan, Urbaniste I, Examen des demandes  
d'aménagement ruraux**

**613-580-2424 ext.23489, sean.harrigan@ottawa.ca**

**Quartier: Rideau-Jock (21)**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve amendment to Zoning By-law 2008-250 for 5646 and 5650 Manotick Main Street, as shown in Document 1, to permit a restaurant with a drive through, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of October 11, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant les 5646 et 5650, rue Manotick Main, des biens-fonds illustrés dans le document 1, afin de permettre la présence d'un restaurant avec service au volant, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 11 octobre 2023 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## EXECUTIVE SUMMARY

### Staff Recommendation

Planning staff recommend approval of the rezoning application for 5646 and 5650 Manotick Main Street to permit a restaurant with a drive through.

The applicant has requested that the zoning exception which currently prohibits a restaurant be removed. Staff support rezoning the site to permit a restaurant with a drive through, but do not support removing the exception zone entirely as that creates an opportunity for a restaurant without a drive through to occupy the site which may compete with the village core and contradict the Secondary Plan.

### **Applicable Policy**

The following policies support this application:

Village of Manotick Secondary Plan policy 3.5(16)

- The subject site is designated Mixed Residential-Commercial in the Secondary Plan. The permitted uses include a variety of residential uses and limited commercial and retail uses provided they do not compete with the village core.

Official Plan policy 9.4.2(2)(c):

- New drive through facilities are not permitted within village core areas.

The proposed development is within 400 metres of the village core. The proposed drive through is not permitted within the village core and as such, the proposed development will not compete with uses permitted within the village core. Provided there is always a drive through associated with the restaurant, the proposed development has satisfied these two policies.

### **Other Matters**

#### **Public Consultation/Input**

A significant number of public comments were received which expressed concerns with several aspects of the proposed development. Several comments were only applicable to the Site Plan Control application. There was a general concern with traffic, pedestrian connectivity, noise, lighting, servicing, and village character.

### **RÉSUMÉ**

#### **Recommandation du personnel**

Le personnel chargé d'urbanisme recommande d'approuver la demande de modification de zonage visant les 5646 et 5650, rue Manotick Main, et ainsi permettre l'aménagement d'un restaurant avec service au volant.

Le requérant a demandé la suppression de l'exception de zonage interdisant actuellement l'exploitation d'un restaurant. Le personnel appuie la demande de

modification de zonage afin de permettre sur cet emplacement la présence d'un restaurant avec service au volant, mais n'est pas favorable à la suppression intégrale de l'exception de zonage car cette suppression créerait la possibilité d'exploiter un restaurant sans service au volant, une situation qui pourrait induire une concurrence avec l'activité du centre village et être en contradiction avec le plan secondaire.

### **Politiques applicables**

Les politiques suivantes justifient cette demande:

Politique 3.5(16) du Plan secondaire du village de Manotick

- La désignation de l'emplacement visé est polyvalente résidentielle-commerciale dans le Plan secondaire. On compte parmi les utilisations autorisées une variété d'utilisations résidentielles et certaines utilisations commerciales et de vente au détail qui ne sont pas en concurrence avec celles du centre du village.

Politique 9.4.2(2)(c) du Plan officiel:

- Les nouvelles installations de service au volant ne sont pas autorisées dans le centre des villages.

L'aménagement proposé se trouve à moins de 400 mètres du centre du village. Le service au volant proposé n'étant pas autorisé au centre du village, l'aménagement proposé ne sera pas en concurrence avec les utilisations qui y sont autorisées. Pourvu qu'il y ait toujours un service au volant associé au restaurant, le projet satisfait les conditions de ces deux politiques.

### **Autres questions**

#### **Consultation et commentaires du public**

Bon nombre des commentaires émis par les membres du public faisaient état de préoccupations entourant plusieurs aspects de l'aménagement proposé. Plusieurs commentaires ne concernaient que la demande de réglementation du plan d'implantation. D'une manière générale, la circulation, les liens piétonniers, le bruit, l'éclairage, la viabilisation et le caractère du village ont soulevé des préoccupations.

### **BACKGROUND**

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

5646 and 5650 Manotick Main Street

**Owner**

595831 Ontario Inc. (5646 Manotick Main Street) and 595831 Ontario Inc. & Ian Hawkins (5650 Manotick Main Street)

**Applicant**

Fotenn Planning and Design

**Architect**

Rossmann Architecture

**Description of site and surroundings**

The subject site is located within the Village of Manotick on the southwestern side of Manotick Main Street and north of Mahogany Harbour Lane. The site is approximately 400 metres south of the village core and 700 metres north of the village's southern boundary. The surrounding properties consist of primarily residential, including four condos to the southwest on Mahogany Harbour Lane, and commercial to the north. The subject site is currently mixed use with commercial, a two bay car wash, and residential. The site was also previously used as a gas station.

**Summary of proposed development**

The proposed development will demolish the existing buildings on both properties and construct two buildings, a 223 square metre restaurant with a drive through (Starbucks) and a 289 square metre five bay car wash. The development proposes public water and a private septic system. A privacy fence is also proposed along the rear lot line and northern interior lot line.

A Site Plan Control (D07-12-23-0080) application for the proposed development is currently being reviewed by staff.

**Summary of requested Zoning By-law amendment**

The subject site is currently zoned RC1[152r] – Rural Commercial Zone, Subzone 1, Rural Exception 152. A variety of commercial uses such as automotive, gas bar, car wash, and retail are permitted along with a dwelling unit provide it is accessory to a permitted use. The exception zone prohibits a restaurant or bar.

The applicant proposes to remove the exception zone in order to permit the proposed restaurant with a drive through.

## **DISCUSSION**

### **Public consultation**

Public consultation occurred from July 7 to August 4, 2023, and a total of 44 comment letters were received, as noted in Document 3. Concerns were expressed about traffic, pedestrian and bicycle connectivity, servicing, noise, trees, public health, lighting, and potential impact to the village character. Several of the comments are mainly applicable to the Site Plan Control application circulated in tandem with the Zoning By-law Amendment. See Document 3 for further details. A public information session lead by Councillor Brown was also hosted on July 31, 2023. Staff were not in attendance.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation(s)**

The subject site is designated Village by Schedule B9 of the Official Plan. As per section 9.4, villages are considered rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced. A restaurant is a permitted use. Official Plan policy 9.4.2(2)(c) prohibits new drive through facilities in a Village Core area.

The subject site is further designated Mixed Residential-Commercial by Schedule A of the Village of Manotick Secondary Plan. As per policy 3.5(16), a variety of residential and limited commercial and retail are permitted provided they do not compete with the uses located in the village core.

### **Urban Design Review Panel**

The property is not subject to the Urban Design Review Panel (UDRP) process.

### **Planning rationale**

Staff are satisfied that a restaurant with a drive through is appropriate for this location, provided the new zone ensures a drive through is always part of the restaurant. The subject site has always had a vehicle focused use starting with a gas station and now with the existing two bay car wash. The introduction of a restaurant with a drive through and expanding the car wash operation is keeping with this character. The restaurant also contributes to the 15-minute neighbourhood objective and provides a service prohibited within the village core. As long as a drive through is available, a restaurant on the subject site should not compete with uses within the village core.

Technical reports have demonstrated a restaurant with a drive through is appropriate and can be adequately serviced by available methods with no impact to nearby properties. The Site Plan Control application will determine if both a restaurant and car wash is appropriate.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

The subject site will contribute to the growth of the Village of Manotick and provide commercial and employment opportunities. The application is not anticipated to impact green space, agriculture, water quality, or wildlife.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Ward Councillor is aware of the application related to this report. Refer to Document 4 for detailed comments based on public meeting held by Councillor Brown.

### **ADVISORY COMMITTEE(S) COMMENTS**

N/A

### **LEGAL IMPLICATIONS**

There are no legal impediments associated with the implementation of the recommendation of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with the proposed development.

### **ASSET MANAGEMENT IMPLICATIONS**

There is adequate water supply for the proposed land use on this site and future village development. There are no Asset Management Implications.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

The proposed development does not significantly impact accessibility. Accessible parking spots and internal pedestrian connections are provided.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Has a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0050) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity- of the file.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Councillor Comments

## **CONCLUSION**

Staff support the proposed rezoning as detailed in Document 2 as the proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

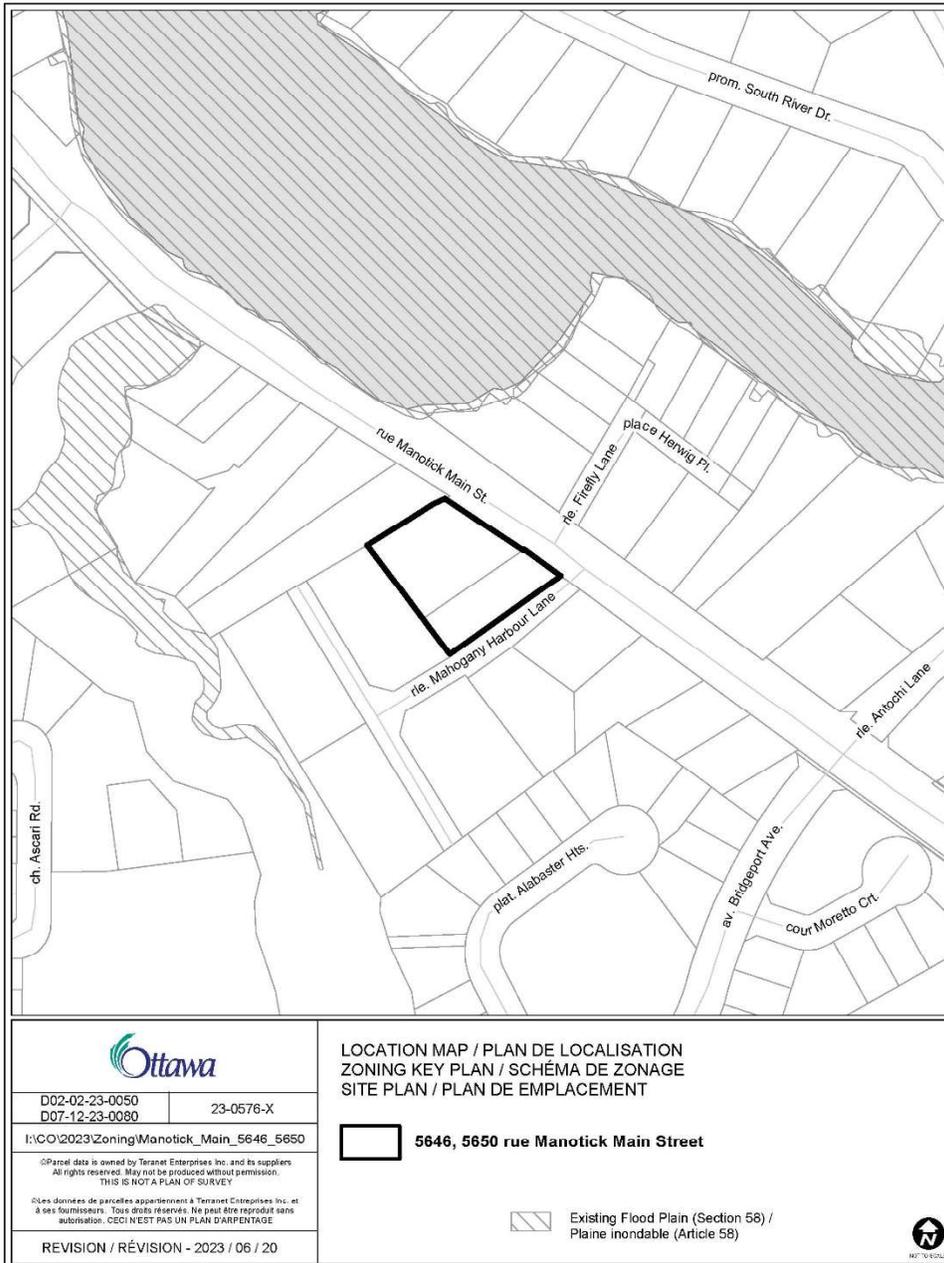
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

The subject site is shown in the location map below southwest of Manotick Main Street and north of Mahogany Harbour Lane.



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5646 and 5650 Manotick Main Street:

1. Add exception, RC1[xxxr], to Section 240 – Rural Exceptions with a provision similar in effect to the following:
  - a. In Column II, add the text, “RC1[xxxr]”;
  - b. In Column III, add the text, “office”;
  - c. In Column IV, add the text, “bar”; and,
  - d. In Column V, add provisions similar in effect to the following: “restaurant is a permitted use only when a drive through is provided”

## **Document 3 – Consultation Details**

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting lead by Councillor Brown was also held in the community on July 31, 2023.

### **Public Comments**

A total of 44 comment letters were received throughout the public circulation period. Each comment letter provided comments expressing concerns with various aspects of the proposed development. Below is a summary of the public comments received.

#### **2 Comment Letters Expressed Support**

- Improvement to area given the current condition of the existing buildings, but some improvements to traffic and pedestrian connectivity are required.

Response – recommendations pertain to the Site Plan Control application and will be discussed with the applicant.

#### **36 Comment Letters Expressed Concerns about Traffic**

- Significant concerns with current conditions, and the proposed development will only makes things worse.
  - o Canada Post relocated community mailbox from Manotick Main Street to Firefly Lane to current traffic volumes, which helps demonstrate the current traffic conditions.
- Concerned with the proposed north bound turning lane negatively impacting Firefly Lane residents who are trying to turn left out of Firefly Lane onto Manotick Main Street.
- There is a significant number of drivers who travel faster than the posted limit. Strongly recommend reducing Manotick Main Street from 60 to 40 kilometres per hour for this area.
- It is already difficult to access and leave Mahogany Harbour Lane. The proposed traffic heavy development will make things much worse.
- As demonstrated on Roger Stevens Drive, an addition of a gas station with a drive through restaurant has created a very serious traffic problem during some

parts of the day. There is no reason to believe this addition would not create the same traffic problems and unsafe conditions. This drive through should be located somewhere else within the village that can handle the traffic.

- A restaurant without a drive through would be more appropriate given the existing traffic conditions.
- Concerns that commuters will re-route their trips through Manotick Main Street to use the drive through and what this will mean for other areas of Manotick Main Street, not just the immediate area surrounding the development.
- A traffic light with a camera or roundabout would be ideal to handle existing and proposed traffic conditions.

Response - The applicant filed a Traffic Impact Assessment which demonstrates the proposed development will not significant impact existing traffic conditions, which are noted as less than a typical arterial road. The City also proposes a roundabout in the near future south of the subject site which will help with existing traffic conditions.

#### 25 Comment Letters Expressed Concerns about Pedestrian and cycling Access

- Significant concerns with the existing pedestrian access and that the traffic dependent development will increase danger to pedestrians.
- Crossing Manotick Main Street, particularly children from the school bus stop adjacent the subject site, is exceptionally challenging and dangerous. Some type of crosswalk is essential to current and future traffic problems.
- Recommendation to add a signalized cross walk nearby.
- Strongly recommend sidewalks and a bicycle lane.

Response - The Traffic Impact Assessment demonstrates that the proposed development will not significantly impact existing traffic conditions and their impact on pedestrian connectivity. A paved shoulder already exists and there is potential for the City to install sidewalks in the future once municipal wastewater services are installed in this area of Manotick Main Street. A roundabout is also proposed south of the subject site at the intersection of Manotick Main Street and Bridgeport Street which will assist with pedestrian connectivity.

#### 2 Comment Letters Expressed Concerns about the Entrance Location

- Please relocate the entrance opposite Firefly Lane.

Response – This possibility will be discussed as part of the Site Plan Control application.

#### 16 Comment Letters Expressed Concerns about Services

- Concerns with the impact of the proposed development and septic system on nearby private wells and septic systems. Additional concerns that the proposed system is insufficient for the long term.
- Concerns with the amount of City water the car wash will required and whether it would be better to use this water for other purposes.
- Some concerns expressed about this development potentially being on private well, which is not the case.
- Concerns that the snow storage location will cause drainage issues with the abutting residential properties.

Response - A Septic Impact Assessment was prepared which demonstrated the subject site can support a restaurant on a private septic system. It is still unknown if the property can support the restaurant and five bay carwash, but at a minimum the site can accommodate the restaurant without negatively impacting nearby private services.

#### 4 Comment Letters Expressed Concerns about Public Health

- Concerns with potential impact of disturbing site with potential sources of contamination.
- Impact of the proposed development on senior citizens and veterans due to noise, stress, fear of crossing a busier street, and potential increased police concerns.

Response - A Phase 1 and 2 Environmental Site Assessment was prepared which demonstrates the site can be made appropriate for a restaurant and expanded car wash without impact to public health.

#### 14 Comment Letters Expressed Concerns about Noise and Light

- Concerns with location of ordering window in proximity to residential.
- 24 hour operation could generate noise throughout the night, particularly the users of the car wash who currently play loud music and honk throughout the night.

- Concerns that the proposed fence and tree plantings will be insufficient for the expanded car wash and new Starbucks.
- Concerns about exterior light pollution. Recommend increasing the height of the proposed fence and new trees at the back of the property.
- Existing development has a bright light that impacts the Bay at night. Recommend reduced light or additional landscaping to prevent light pollution in the Bay area in the evening.

Response - A Noise Study was provided which demonstrates noise will be contained to an acceptable level. A Lighting Certificate is required with the Site Plan Control application to ensure no unacceptable light pollution.

#### 5 Comment Letters Expressed Concerns about Trees

- Concerns with the significant amount of tree removal, particularly along the rear lot line and bordering the Mahogany Harbour condos.
- More trees should be planted to compensate those that are being removed, as specified in the arborist's report.
- Concerned with the loss of bird habitat.

Response - The issue of tree removal for both the car wash and restaurant for the Site Plan Control application is still being resolved with the applicant. However, staff are satisfied that a restaurant without a car wash could be accommodated with minimal impact to existing vegetation.

#### 21 Comment Letters Expressed Concerns about Village Character

- There are already other issues, such as no sidewalks, that impact the growing village. There is concern that the existing issues are not being addressed before promoting new development.
- Concern that this will impact the growth of small business and existing coffee shops, which should be the priority. No chains should be permitted in Manotick.
- The building design is unappealing and completely out of character with the village. Design changes should be considered before moving forward.
- Concerns that a drive through is counter to the Official Plan's 15-minute neighbourhood objective.

- Concerns that a drive through is more typical of industrial areas as opposed to rural village community.
- Concerns with increasing the number of bays to 5.
- Concerns with putting 2 large buildings on the existing lot.
- The business as suggested is not appropriate given the proximity to the town centre and current lack of sidewalks.
- Redevelopment of the property should increase residential units, not reduce.
- If the Starbucks ever moves out of the building, any drive through restaurant could take their place which could further impact the village character.

Response - The Official Plan specifies that villages shall develop into 15-minute neighborhoods. While it is true that the subject site overlaps slightly with the village core, the proposed development will contribute to the 15-minute neighbourhood for the area directly south of the subject site. Furthermore, the Official Plan prohibits a drive through within the village core. With this in mind, the proposed development provides a service incompatible with the village core thereby reducing the potential conflict with village core businesses. The proposed new zone should ensure any current or future restaurant on the subject site is tied to a drive through to help prevent conflict with the village core. In terms of building design and site layout, these issues are being discussed as part of the Site Plan Control application.

## **Document 4 – Councillor Comments**

### **Public Information Session – Hosted by Councillor Brown on July 31, 2023**

#### Councillor's summary of public meeting:

On July 31<sup>st</sup>, my office was pleased to host a community information session for residents of Manotick regarding the proposed commercial development at 5646-5650 Manotick Main. Many in the community may have heard of this proposal as it is the one involving the development of a Starbucks and car wash.

At the community meeting, residents had the opportunity to ask questions of Fotenn, who is representing the developer, and discuss the development proposal with me and my office. With changes introduced by the provincial government, these kinds of information sessions are no longer required. I hosted the event because I believe that providing residents of Manotick with the opportunity to voice their opinions was important. Moreover, representatives of the developer are not required to attend these sessions. I want to thank Jillian, Jacob, and Daniel from Fotenn for making themselves available to answer tough questions and address community concerns.

Over the course of the evening, roughly 50 residents attended. Many had pointed questions about the development, with concerns including traffic, wastewater management, site use, trees and fences, and much more. Of these concerns, traffic was the largest one raised and the one most frequently raised by those who have contacted my office.

I believe that measures can be introduced to better manage traffic on Manotick Main as part of the proposed development. In particular, I would be supportive of a Northbound left turn lane being added to Manotick Main near the site, as this will reduce traffic congestion and will reduce the risk of drivers becoming impatient and driving erratically. Additionally, as there is soon to be a roundabout at Bridgeport and Main, I would also support having the exit of the site be a right hand turn only, routing Northbound drivers leaving the site to the roundabout rather than having them cut through traffic.

I have raised these points with the developer. I have also shared with the developer some of the concerns from the community with respect to noise and privacy from the site, and provided some suggestions as to how to best ensure that these concerns are properly mitigated as part of the site plan.

While these concerns are worth consideration, I believe it is worth keeping in mind that, since the project was first proposed, I have heard a roughly equal amount of support and opposition to the project, including support from some residents who attended the information session. Generally, residents do not reach out to my office to share their

views on these matters unless they are opposed to a proposed development. That they have done so this time means that there is certainly demand for this project to proceed.

Moreover, many of the issues identified by residents – such as traffic concerns and the potential impacts of the development on existing businesses – are contingent on demand. That is, there would be no traffic to the site unless there is demand for this project to proceed.

Manotick is growing quickly with the community welcoming thousands of new residents in the Mahogany development. As the number of residents grows, so too does the need for new commercial developments in the community, offering both amenities for residents and job opportunities for young people. It is important to keep in mind that since the addition of the Mahogany community, there has been virtually no new commercial development in Manotick. I believe these are important factors to keep in mind as the project is considered by City staff.

Additionally, over the course of the information session, I heard a great deal of concerns about issues impacting the village which are much larger than the proposed development. For instance, residents expressed concerns about existing issues with traffic, noting that the proposed development may make existing issues worse. While these are certainly worth considering and acting upon, I believe that they are best to act upon outside the process of this project, and I am doing just that.

To that end, for Manotick Main, I have requested that staff look into adding a pedestrian crossing light at Eastman toward the dock. I also worked to ensure that a feasibility study received funding for extending the sidewalk down Manotick Main. Furthermore, I am working with staff to ensure that the roundabout at Bridgeport is introduced quickly. And as I often write about, my top priority is the removal of trucks from Manotick. Taken together, these measures will significantly improve safety for residents while addressing the most serious traffic concerns in the area, concerns that exist irrespective of the proposed project.

The community information session was an excellent opportunity to hear from residents about their thoughts on this project and about challenges facing the community more generally. Residents with comments, concerns, or questions on the project are encouraged to reach out to my office at [ward21@ottawa.ca](mailto:ward21@ottawa.ca).