



August 3, 2023

Sean Harrigan, Development Review Planner
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RE: Hawkins Properties 5646/5650 Manotick Main Zoning By-Law
Amendment and Site Plan Control
File-D02-02-23-0050 and D07-12-23-0080

Dear Mr. Harrigan,

The Manotick Village and Community Association requests that the City reassess specific proposed elements related to this application and require the proponent to include the recommendations described herein in the proponent's final plan prior to granting approval.

Further to Councillor David Brown's July 31 in-person public consultation at the Manotick Arena featuring presentations by Fotenn (planning consultants) and BTE (transportation consultants), the following outstanding issues need to be addressed to satisfy the health, traffic and safety requirements of our residents, as well as continue to enhance the village character and pride in our rural, community.

1. Septic

Contamination

The existing plan shows an 800 sq.m. raised peat septic bed. While this septic system is advertised as being green and eco-friendly, it is primarily recommended for residential use, apartment buildings, campgrounds and parks, office buildings, schools and temporary work camps.

Septic cont'd...

We question the applicability of this septic solution for a commercial car wash facility with 5 bays, 3 more than currently exist on this property. The residences surrounding this property are all on well and septic, as are those on the north side of Manotick Main, and residents are concerned about 'spillover'. What guarantee does the proponent give that this new septic bed will not contaminate their ground water?

Pollution

The nearest body of water is the Rideau River, located approximately 45 m to the northeast of the Site's northern boundary line. As with concerns related to ground water (wells), what guarantee does the proponent give that this new septic bed will not pollute the river?

Recommendation

The MVCA recommends that the proposed septic solution be thoroughly scrutinized by the Rideau Valley Conservation Authority as part of the City's environmental compliance assessment currently underway.

2. Traffic and Pedestrian Safety Issues and Recommendations

Congestion

The existing plan shows one entrance/exit point at the same location on the property posing a serious traffic safety issue. Outgoing vehicles turning left onto Main Street are in the direct line of incoming vehicles turning left onto the property.

Installing a left turn lane will create more traffic problems. Queues forming for Starbucks have the potential to back up onto Manotick Main and create hold ups in both directions. It is also a fact that with increased numbers of homeowners moving into the Mahogany development, traffic will continue to increase. The current plan will create more traffic problems at a time when our community is struggling to resolve them.

Pedestrian Safety

At present, no sidewalk exists to connect Eastman and Bridgeport Avenues along Manotick Main. Installing a sidewalk on the east side of Manotick Main is prohibited by the Rideau Valley Conservation Authority (to preserve the natural shoreline).

There are two school bus stops and two City bus stops, one on each side of Manotick Main, and directly adjacent to the single proposed entrance/exit point of the property. Local residents already face challenges in getting traffic to stop for the school buses. Adding a left hand turn lane into the mix will exacerbate the situation and make it more dangerous for children.

With the opening of a Starbucks, pedestrians walking along Main Street in front of the property risk being cut off by cars and being endangered by drivers in a rush to get their morning coffee.

Pedestrian Safety cont'd...

Recommendations

The MVCA urgently requests that the City:

- a. Commit to the installation of a sidewalk and bicycle lane from Century Road to Eastman Avenue AS A PRIORITY. We have been advocating for improved pedestrian solutions since 2018
- b. Require the proponent to revise their plan to show an entrance on the north-west side of the property with an exit only at the Starbucks
- c. Require the proponent to set the Starbucks further back from Main Street
- d. Install a signalized cross walk nearby and accessible to the location
- e. Establish 40 km speed zone in this area

3. Drive - Thru

Proposing a Starbucks goes against the Secondary Plan in that it is a business that directly competes with local coffee shops.

With the City encouraging the 15-minute neighbourhood, the MVCA strives to promote walkability and cycling in our community. Drive-thrus run counter to this and introduce a suburban element not conducive to Village life.

In addition, queued vehicles, especially during peak hours, emit higher volumes of carbon dioxide and other toxins unwelcome in residential areas. Drive-thrus are typical of industrial areas, suburban malls and provincial highway stops, not a rural village community.

Recommendation

The MVCA recommends the City require the proponent to propose alternative solutions to the Starbucks drive-thru for the reasons cited above.

4. Privacy

Noise

Residents are concerned that the expanded car wash facility and added Starbucks restaurant will be noisy beyond normal hours allowed by the City (7am – 10pm) A fence and plantings are proposed but residents are not confident this will reduce noise.

Light Pollution

In addition to noise issues, residents are concerned about the excess of exterior light this development will create, especially from security lights which operate from dusk to dawn.

Privacy cont'd...

Recommendation

The MVCA requests that the City require the proponent to increase the height of the proposed wall and plantings at the back of the property.

Conclusion

Manotick is a unique destination in the City of Ottawa, attracting visitors from all parts of our region and beyond. We appreciate progress is important in the evolution of our community. We also recognize our demographics are changing, becoming more diverse, and that there is a new community of residents who are in favour of this development.

The MVCA advocates for balanced growth and appeals to the City to support our recommendations, ensuring that this growth doesn't occur at the expense of the Village character which attracts new residents here in the first place.

Looking forward to your favourable reply,

Irene Staron
President

Cc: Councillor David Brown, Ward 21
Adam Brown, Planning Department Rural Development
Jacob Bolduc, Planning Consultant, FOTENN
Jillian Simpson, Planning Consultant, FOTENN
Daniel Riendeau, Transportation Engineer, BTE
The Board of the MVCA