

'I DON'T MIND IF MANOTICK GROWS'

Continued from PAGE 2

Builders in Rideau Forest include the Princiotta Group (www.princiotta.com) which also developed nearby South Pointe Manotick, a 44-lot site of Arts and Crafts homes that sold out last year.

Manotick's attraction for big home owners has surged, says CEO Joe Princiotta. "When we moved here in 1969, we had to beg people to come out."

Princiotta sees infill potential in the village as well, thanks to large lots. Asked if this wouldn't be one more threat to the village character of Manotick, he answers with a healthy dose of realism: "That's up to the city to get guidelines. But money and greed will probably prevail."

Because Manotick has been developed primarily by custom builders, a drive down any of the streets means ever-changing designs and finishes.

village via a foot path, says Uniform's vice-president, John MacDougall, who has lived in Manotick for many years. MacDougall echoes others in citing the village as an ideal spot to raise a family. "A new development doesn't have to spoil anything," says MacDougall. "These half-acre lots will be consistent with neighbours' lots."

Leimerk Developments Ltd. is among other property owners that will be selling lots. Leimerk's roughly 30 sites near Maple Creek Estates will be one-half to three-quarters of an acre and sell for around \$125,000 (Trina Harper, 613-596-6333 for information).

Seemingly unfazed by these smaller communities, many residents are worried Minto's proposal to build 1,400 homes in Mahogany Harbour, south of the village core, will dramatically alter life and not for the best.

It would more than double

otick Main Street construction zone. The village will need to improve its roads and bridges to handle more traffic, she says.

Minto has already built the first home in Mahogany Harbour, a two-storey Cape Cod demonstration house that uses solar power to produce as much energy as it consumes. Inspiration is part of a Canada Mortgage and Housing Corporation initiative to build super energy efficient demo homes across the country.

When it comes to resale homes, Manotick's waters are decidedly calmer. The area

'The village will need to improve its roads and bridges to handle more traffic.'

PHYLLIS HAMILTON
Life-long resident

has a steady supply, says James Wright, a member of Royal LePage Team Realty in Manotick (613-692-3567) and a 30-year veteran of real estate sales in the area. The supply is especially good in spots, including the well-established Manotick Estates with its winding roads, generous lots and custom-built homes. New residents run the gamut from young families to empty nesters looking for some elbow room.

Resale prices are keeping pace with those in the rest of Ottawa, says Wright, as are taxes. The difference is that in a smaller centre like Manotick, there can be dramatic price variations within small areas.

In Manotick Estates, for example, where homes have been built on half to one-acre lots over the past 25 years, prices run from \$400,000 to more than \$1 million. In the old village, where turnover is limited, homes start in the mid to high \$200,000s and run as high as the \$800,000s for a waterfront property. In the older Hillside Gardens, homes tend to be a more standard \$200,000 to \$300,000.

"This is a very solid community, and in prices there aren't huge jumps or big drops."

None of which concerns folks like Zachary Major. Like other Manotick youngsters, and plenty of the old-timers, he's content to go with the flow. Just don't take away his fish.



SHAWN LAWRENCE

Ottawa architect Shawn Lawrence designed and built a sunny, stucco home for his family in Rideau Forest. The Lawrences enjoy summer evenings around a pool in the backyard.



CHRIS MIKULA, THE OTTAWA CITIZEN

Manotick is often the setting for elaborate lottery homes, including this Princiotta-built home in 2008.

That trend will continue when Uniform Urban Developments and (uniformdevelopments.com) and Bravar Custom Builders Inc. (bravar.com) launch their Maple Creek Estates project in the fall. Located west of the village between Mud Creek and First Line Road, the site will consist of 104 half-acre lots with high-end homes. Ottawa architect Barry Hobin is designing the homes for Uniform's 63 sites. Bravar is developing its own designs, as well as offering to build to client's plans on its 41 lots.

Both builders expect to construct bungalows and two-storey homes in the 2,500 to 4,000-square-foot range. Prices should start around \$750,000.

There will be access to the

size of the village, and Ottawa city council rejected the proposal for several reasons, among them that the land is outside the urban area approved for major development and concerns that the project would change the village's character. The Ontario Municipal Board overturned the city's decision, and the city has said it will appeal the OMB's ruling.

The controversy has riled many Manotick residents. "It's the only time there's ever been an objection to building anywhere here," says Ellis.

For some long-time residents, new development is a mostly a non-issue. "I don't mind if Manotick grows," says Phyllis Hamilton, a life-long resident now in her late 80s who lives near the Man-



ROD MACIVOR, THE OTTAWA CITIZEN

Joe and Dana Princiotta added an outdoor kitchen to their Manotick area home.

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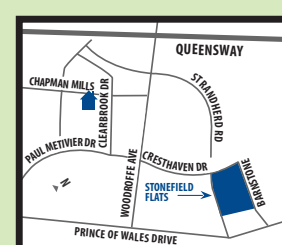
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