



**Planning Rationale for
Site Plan Control Approval**

1364-1370 Stittsville Main St.

Prepared by:

**RorTar Land Development Consultants (a
division of Demarco Construction)**

RORTAR
Land Development Consultants

INTRODUCTION

1. Purpose of Report

RorTar Land Development Consultants (a division of Demarco Construction), acting as the agent for Bayview Stittsville Inc. ('Bayview'), have been retained to submit the enclosed Site Plan Control Application for the property known municipally as 1364-1370 Stittsville Main Street in the City of Ottawa. Bayview intends to develop the lands as mixed-use residential and commercial development with 71 residential units with complimentary commercial and amenity uses along portions of the street frontage.

The intent of this Planning Rationale is to assess the proposed development against the applicable policy and regulatory framework and determine if the development is appropriate for the site and compatible with adjacent development and the surrounding community. Furthermore, the Rationale examines how the proposed development achieved the City's relevant urban design and compatibility objectives to determine if the development is appropriate for the subject property. Bayview wishes to develop the site and construct a four (4) storey mixed-use building that includes 71 dwelling units and commercial spaces along portions of the ground floor adjacent to Stittsville Mainstreet.

2. Site Context

The subject property, 1634-1370 Stittsville Main Street is located on the west side of Stittsville Main Street north of Beverly Street. The subject property is made up of three separate parcels (1364, 1368 and 1370 Stittsville Main St.) and is approximately 5011 sq. m in area, with a frontage of approximately 68m along Stittsville Main St.

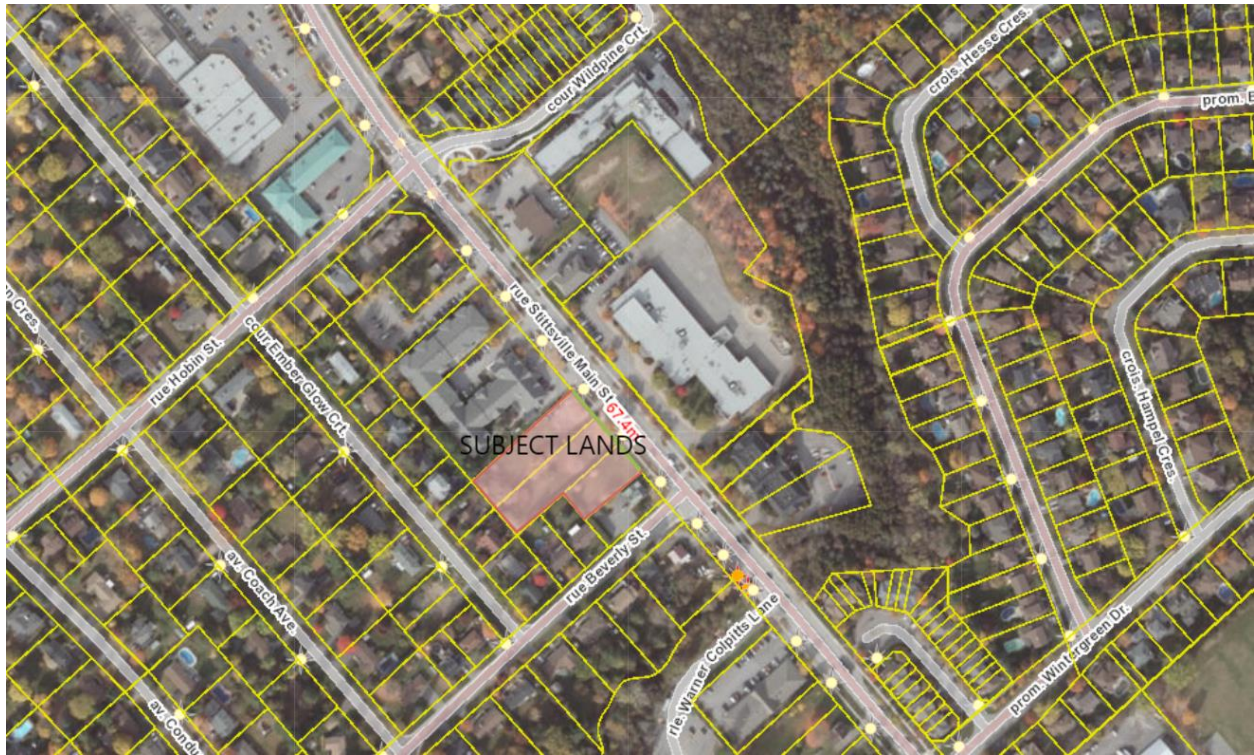


Figure 1: Subject Property Location

The subject property is located within the Stittsville Main Street Design Priority Corridor, and within the boundaries of the Stittsville Main Street Secondary Plan and Community Design Plan. The corridor is defined as a Traditional Mainstreet in the City of Ottawa Official Plan. The Stittsville Main Street corridor is unique in the sense that most of Ottawa’s other Traditional Mainstreets appear in dense urban areas. The corridor features a village-like build form with residential, commercial and some remnant industrial uses. The purpose of the plan is to create a village-like context that is sympathetic to the varying uses, lot sizes and lot fabric in the area.

The following land uses surround the site:

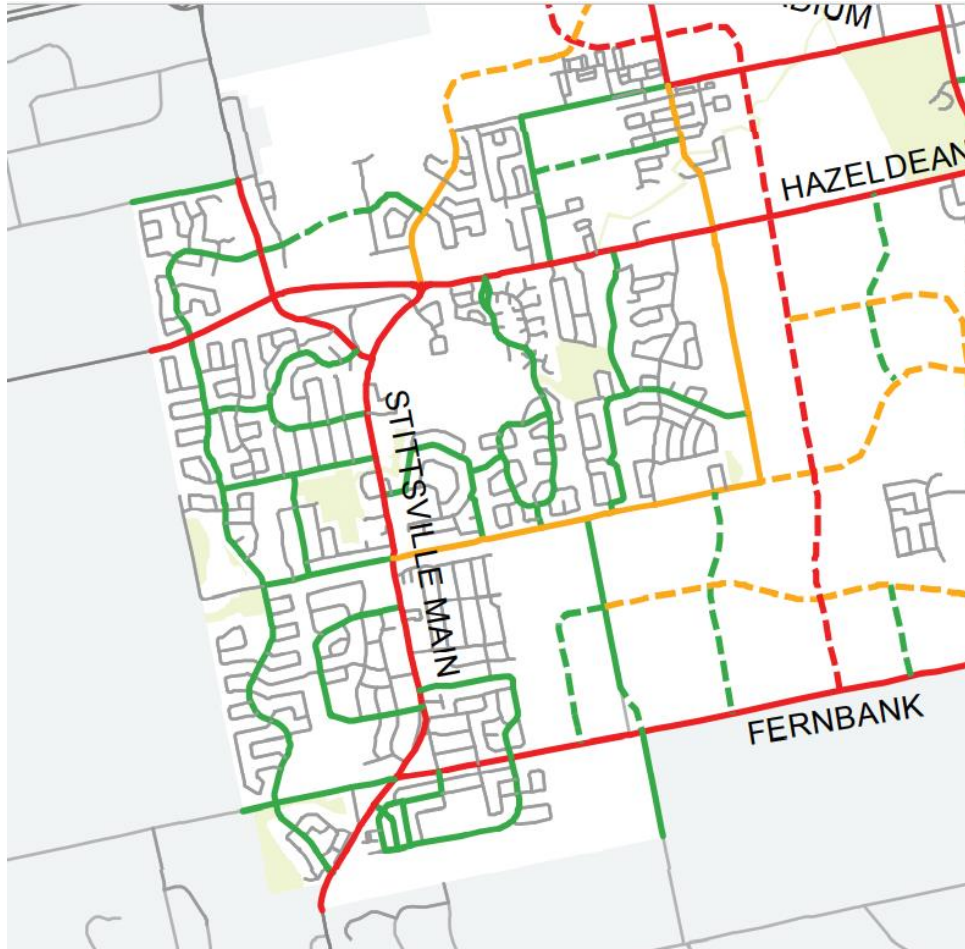
North: The lands directly north of the subject lands consist of an existing three (3) storey retirement home.

East: East of the subject lands, on the opposite side of Stittsville Main St. is Holy Spirit Catholic Elementary School.

South: The lands directly south of the subject site consist of an existing commercial restaurant (Sammy’s Pizza) at the corner of Stittsville Main St. and Beverly St. Also, to the west along Beverly St., abutting the subject lands are 2 detached dwellings.

West: Located directly west of the subject property are four (4) existing detached dwellings along Ember Glow Court.

Road, Transit and Cycling Network



OFFICIAL PLAN - Schedule E
URBAN ROAD NETWORK

PLAN OFFICIEL - Annexe E
RÉSEAU ROUTIER - URBAIN

Provincial Highway — Route provinciale
Federally Owned Road — Chemins de propriété fédéral
City Freeway — Autoroute de ville

Arterial - Existing — Arrière - Établie
Arterial - Proposed (alignment defined) — Arrière - Proposé (alignement déterminé)
Arterial - Conceptual (alignment undefined) — Arrière - Conceptuelle (alignement à déterminer)
Major Collector - Existing — Grande collectrice - Établie
Major Collector - Proposed — Grande collectrice - Proposé
Collector - Existing — Collectrice - Établie
Collector - Proposed — Collectrice - Proposé
New Interchange — Nouvel échangeur

Figure 2: Schedule E of the City of Ottawa Official Plan

The subject property is well-served by the existing road network. As shown above, the subject property fronts onto an existing Arterial Road. These roads are designed to carry large volumes of traffic over long distances. In addition, the subject properties are near Abbott St., Carp Rd. and Hazelden Rd. and in proximity to other various Collector Routes.

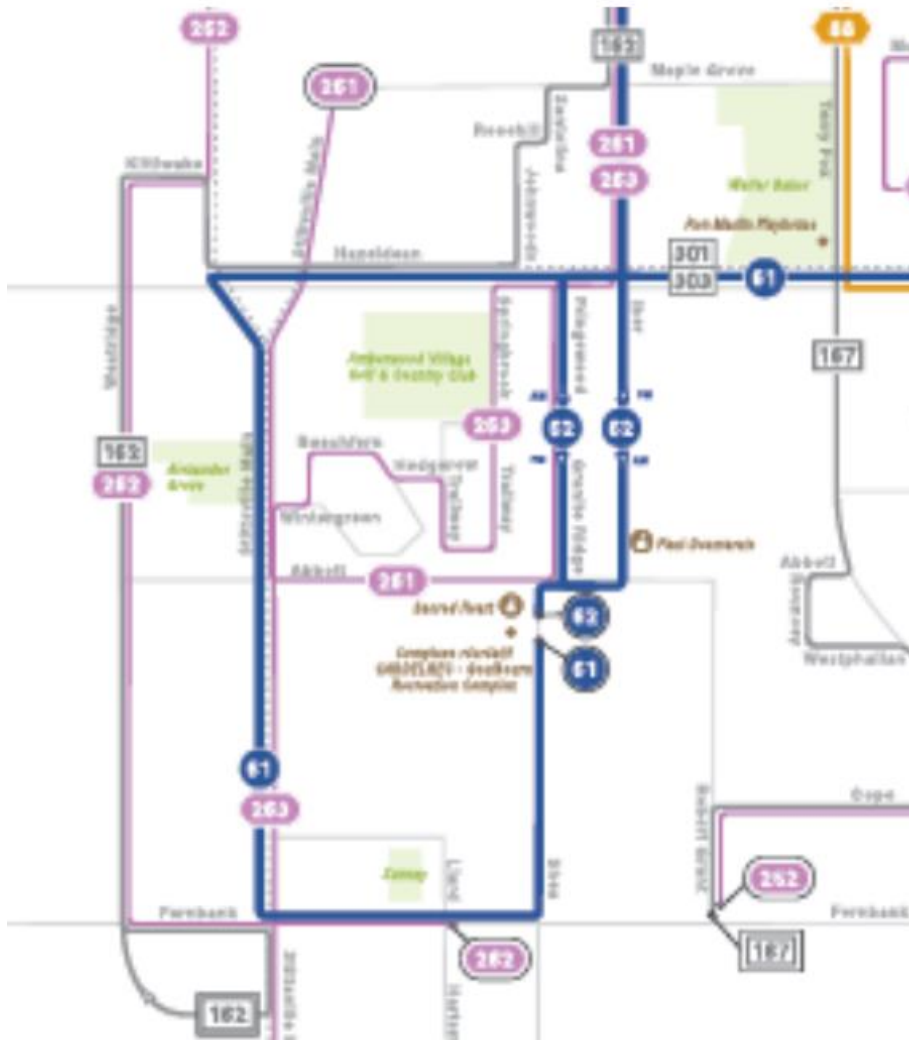
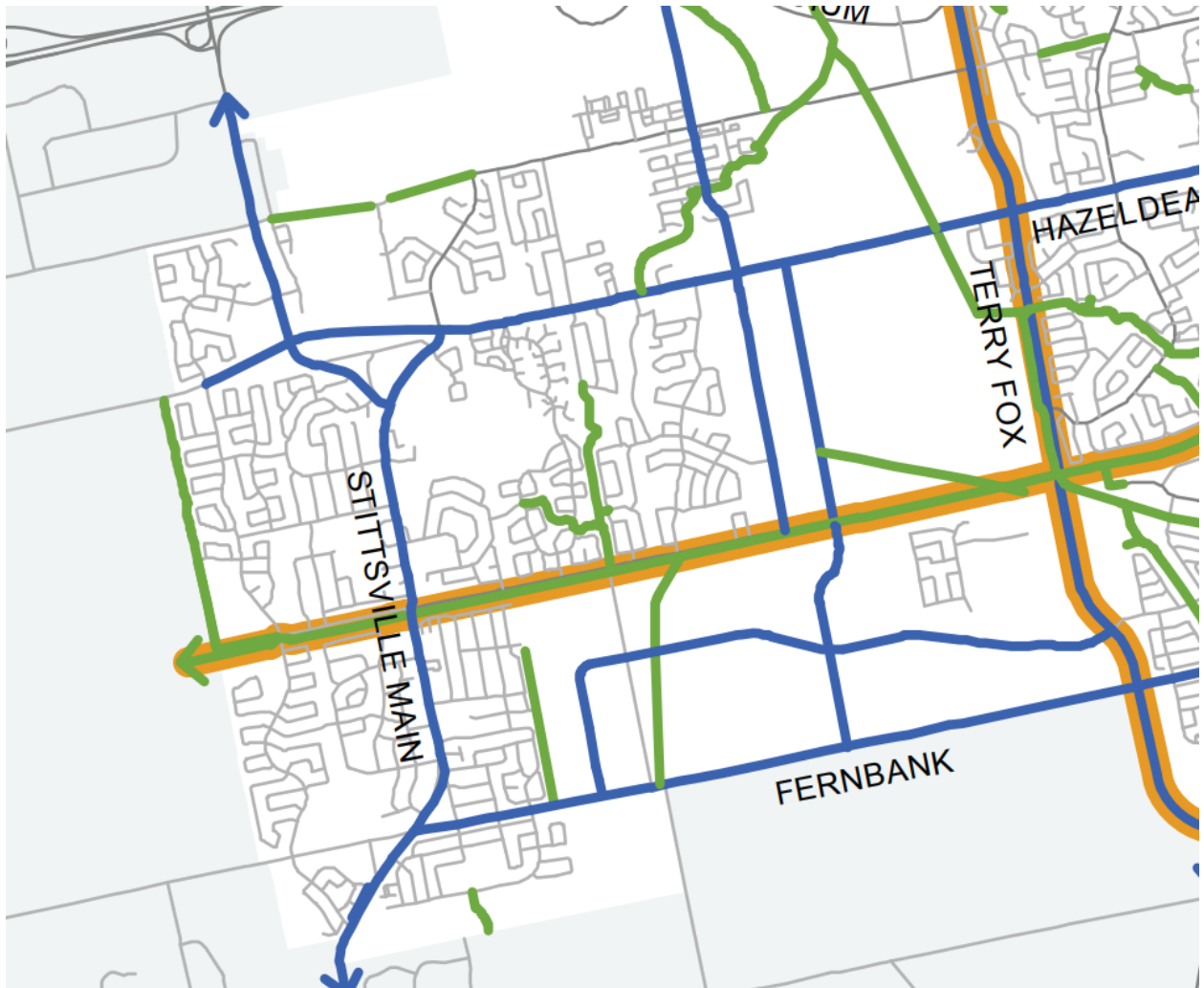


Figure 3: OC Transpo Network (taken from OC Transpo Transit Map)

As shown in above, the subject property is near public transit routes along Stittsville Main Street. Existing bus transit offers efficient transit services north and south along Stittsville Main Street, and east and west along Abbott Street and within proximity to bus routes along Carp Rd. and Hazeldean Road.



OFFICIAL PLAN - Schedule C
PRIMARY URBAN CYCLING NETWORK
 PLAN OFFICIEL - Annexe C
PLAN DU RÉSEAU URBAIN DE PISTES CYCLABLES PRINCIPALES

PRIMARY NETWORK	RÉSEAU PRINCIPAL
Spine Route	Circuit principal
Major Pathway	Sentier principal
Cross-Town Bikeway	Voie cyclable transurbaine

Figure 4: Schedule C of the City of Ottawa Official Plan (Urban Cycling Network)

As shown in Figure 4 above, the subject property is well served by the Urban Cycling Network with access to several on-road route with City wide connections, along with access to off road cycling route, the Trans Canada Trail.

3. DEVELOPMENT PROPOSAL

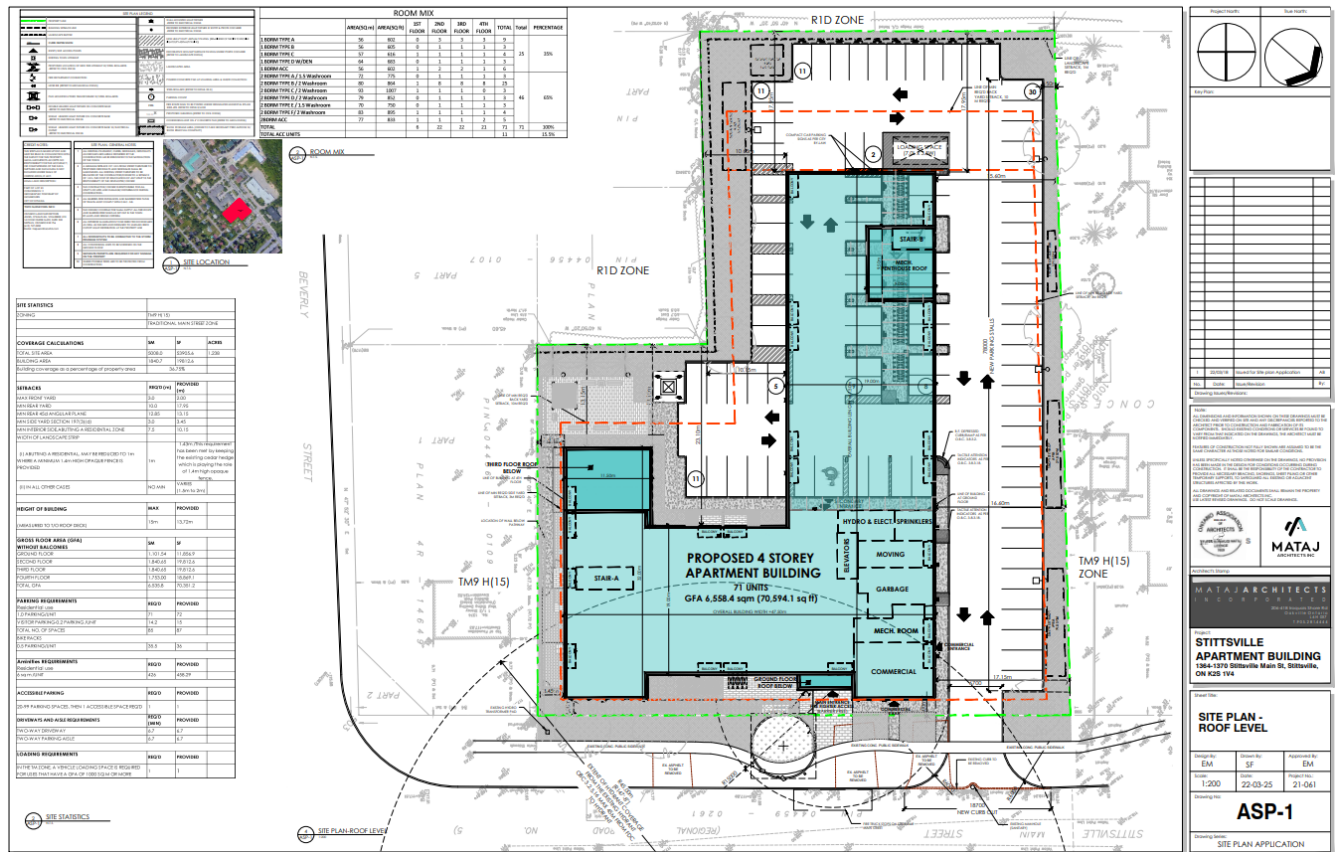


Figure 5: Site Plan for 1364-1370 Stittsville Main Street

Bayview Group has submitted a Site Plan Control Application to facilitate the development of a 4-storey mixed-use building on the subject property. The mixed-use building will be comprised of a commercial unit on the ground floor along with other internal active amenities along the Stittsville Main St. frontage and 71 residential units.

The proposed development consists of a 6535.8 sq. m, four (4) storey building with a commercial unit and active amenity spaces on the ground floor facing Stittsville Main St. The three storeys above the main floor will consist of a mix of one- and two-bedroom apartments. The building supports and will contribute to an active frontage along Stittsville Main Street, with glazing and articulation of the building façade, and the potential for a commercial space at the easterly end of the building. The top two floors will be stepped back to create a 45 degree plain at 7.5 m from the adjacent residential neighbors to alleviate building massing impacts.

The building features a separate residential unit entrance along Stittsville Main Street which will be architecturally integrated into the building design and will allow the street frontage to be continuous and be occupied by both commercial and building amenity uses. Additional entrances to the building will be located along the easterly side of the building as well as the north portion

to provide ease of access from visitor and resident parking and located away from the Mainstreet as to not disrupt traffic, transit, and pedestrian activity. The mixed-use portion of the building that is oriented to Stittsville Mainstreet is designed to share surface driveway and parking located at the easterly portion of the property. This driveway will provide access to surface covered parking located along the easterly property line.

Parking for a total of 87 vehicles in conformity with zoning by-law requirements surrounds the main building and is buffered from adjoining properties and adjacent roadways with an appropriately graded and landscaped periphery including solid fencing abutting adjacent residential uses. 36 bicycle parking spaces have been provided.

The proposed orientation and design of the building and overall site is consistent with the intent of the Mainstreet designation, ensuring that there is an active street edge along with mixed use developments.

Operational service areas, including loading and garbage enclosure facilities are provided and located within the proposed building and bicycle parking is provided in proximity to building entrance locations. Architectural site plans prepared by Mataj Architects Inc. and submitted with the application include detailed design data that confirms compliance with all applicable site design criteria and zoning by-law standards.

Vehicular access to the site is provided the most easterly end of the property to ensure a maximum separation distance is achieved from the intersection of Stittsville Main Street and Beverly Street. Parking spaces are located along the easterly property line and at the rear of the building to ensure they are screened from the active pedestrian and active transportation realm.

The site is serviced by existing municipal water, sanitary and stormwater infrastructure located along Stittsville Main St. with adequate supply/capacity existing.

5. POLICY AND REGULATORY FRAMEWORK

Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act in April 2014. It provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS emphasizes the intensification of built-up areas to promote the efficient use of land and existing infrastructure and public service facilities to avoid the need for unjustified and uneconomical expansion. To achieve this goal, planning authorities must identify and promote opportunities for intensification and redevelopment [Policy 1.1.3.3]. In addition, the proposed development meets the following Provincial Policy interests:

- Promotes efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term [1.1.1(a)];

- Accommodates an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term need [1.1.1(b)];
- Promotes cost-effective development standards to minimize land consumption and servicing costs [1.1.1(e)];
- Improves accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society [1.1.1(f)];
- Proposes a land use pattern within a settlement area that has densities and a mix of uses which efficiently use land and resources and that is appropriate for, and efficiently uses, the infrastructure and public service facilities which are planned or available [1.1.3.2(a)]; and,
- Identifies and promotes opportunity for intensification and redevelopment [1.1.3.3].

The proposed development is consistent with the policies of the Provincial Policy Statement. It proposes an efficient, cost-effective pattern of development, capitalizes on an intensification opportunity within the City, and anticipates future needs of the community in which it is located. This site possesses significant development potential in an area where infrastructure and public service facilities are available and have capacity.

City of Ottawa Official Plan

The City of Ottawa Official Plan is comprised of various sections, each addressing a different aspect of the planned function of the City as a whole. Section 2 of the Official Plan provides Strategic Directions for growth and development within the City. As it relates to the proposed development plan for 1364-1370 Stittsville Main Street the following Strategic Directions apply:

1. Managing Growth
 - a. The City will manage growth by directing it to the urban area where services already exist or where they can be provided efficiently, including development on previously underutilized lots;
 - b. Growth in the urban area will be directed to areas where it can be accommodated in compact and mixed-use development, and served with quality transit, walking, and cycling facilities.
2. Creating Livable Communities
 - a. The City will provide opportunities to increase the supply of affordable housing throughout the rural and urban areas;
 - b. 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 and places to work and shop;
 - c. Attention to design will help create attractive communities where buildings, open space, and transportation work well together.

These strategic directions are developed further in the polices of Section 2.2 (Managing Growth) and w.5 (Building Liveable Communities).

Managing Growth within Urban Areas

The City anticipates that the vast majority of of population, jobs and housing will be accommodated within the General Urban Area. The City aims to direct growth to locations with significant development potential, specifically those designated as Mainstreets and ensures that a high-quality built environment is compatible with the existing and planned urban context. Section 2.2.2 of the Official Plan ensures that areas subject to intensification promotes environmentally focused developments that encourage a healthy lifestyle through walkability and accessibility.

These polices provide a road map for the management of growth within the urban area and recognizes that intensification is generally the most cost-effective pattern of development for the provision of municipal ser vices, transit and other infrastructure. It is the intent of the Plan that intensification continues to focus on nodes and corridors including Mainstreets, which are to act as primary service corridors, meeting places, and residences that support the public transit system, to create a community focus that allows for minimized travel times and minimized disruption to existing stable low-profile neighbourhoods.

The Official Plan policies supports residential intensification of a property that results in a net increase in residential units including the redevelopment of Brownfield sites; the development of underutilized lots within previously developed areas; infill development; and the conversion of existing industrial buildings for residential uses.

The proposed development conforms to the policies set out in the Official Plan regarding Managing Growth within the Urban Area as the site's location in proximity of several amenities and transit supports this opportunity. The use conforms to the intent of the policies by contributing to a mix of housing types and tenures to target areas of intensification. The proposed use is located on an underutilized lot (vacant) on a Traditional Mainstreet and is intending to develop a compact building form that promotes and enhances the walkability outlined in this land use designation while enhancing the community character, helping transition the built form on Stittsville Main Street.

Building Liveable Communities through Urban Design and Compatibility

Section 2.5.1 of the Official Plan provides guidance to development as it relates to preferred design objectives. These objectives and design principals are intended to:

- Enhance the sense of community by creating and maintaining places with their own distinct identity.

- Define quality public and private spaces through development.
- Create places that are safe, accessible and are easy to get to, and move through.
- Ensure that new development respects the character of existing areas; and,
- 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 mixed-use building will contribute to the streetscape along Stittsville Main Street which will help define the public space and contribute to the maturation of Stittsville Main Street as a more compact and diverse Mainstreet while accommodating for future growth. The proposal conforms to the urban design objectives, respects the existing character of the area while enhancing the street at the pedestrian level by defining the street façade.

New City of Ottawa Official Plan

On October 27th, 2021 Ottawa City Council passed by-law 2021-386 to implement a new Official Plan that will help shape the growth of Ottawa for the next 25 years. Annex B5 – Suburban (West) Transect of the new Official Plan designates the subject lands as Mainstreet Corridor with an Evolving Neighbourhood Overlay.

Section 6.2.1 of the new Official Plan provides the policy context for Corridors as outlined in the B-series of schedules. The Corridor designation applies to any lot abutting the Corridor, subject to maximum depths of Mainstreet Corridors of 220 m from the centreline of the street. Development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor, subject to building step backs where appropriate. According to Policy 6.2.1 (2) as it pertains to the proposed development of 1364-1370 Stittsville Mainstreet development shall:

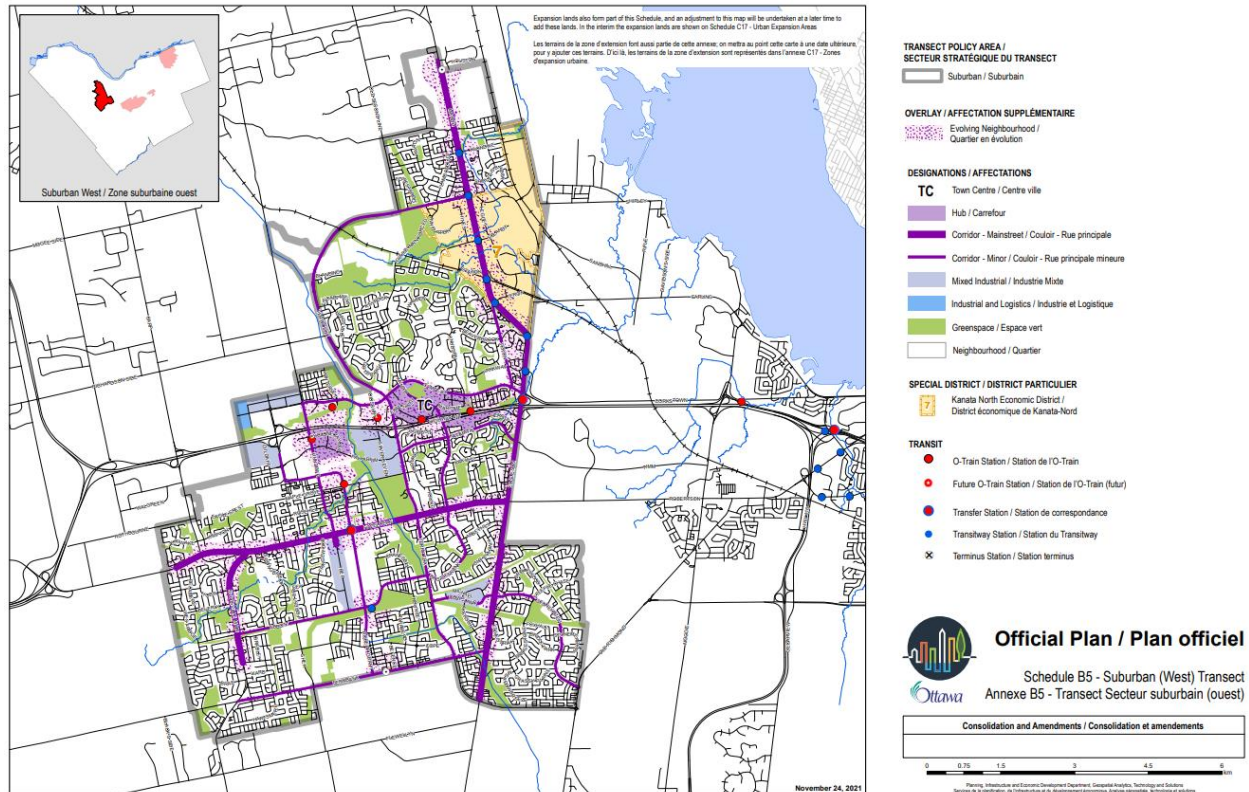
- a) Ensure appropriate transitions in height, use of land, site design and development character through the site, to where the Corridor designation meets abutting designations.
- b) May be required to provide public mid-block pedestrian connections to nearby streets or abutting designations.
- c) For sites generally of greater than one hectare in area or 100 metres in depth: i) Shall be required to establish an enhanced circulation network throughout the site that prioritizes the needs of pedestrians, cyclists and transit users; and ii) Where development is proposed to occur in phases, may be required to build phases closest to the Corridor before phases located at the back of the site, subject to any overlay that may apply.

Corridors will generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment. The intent is to promote commercial, and service uses

on ground floors of otherwise residential, office and institutional buildings with strong emphasis on uses needed to contribute to a 15- minute neighbourhood.

Section 6.2.2 of the new Official Plan outlines the policies which recognize Mainstreet Corridors as having a different context and setting out policies to foster their development. The policies permit a mix of uses including offices. These uses are permitted throughout, however the Zoning By-law may require active commercial, or service uses on the ground floor, which include those that support cultural development to maintain, extend, or create a continuous stretch of active frontages along Mainstreet.

The proposed mixed-use building achieves the policy directions in terms of Corridors by promoting a mix of uses on the ground floor and contribute towards of a 15- minute neighborhood along Stittsville Mainstreet. The development will permit residential uses and non-residential uses that integrate with a dense, mixed-use environment.



Annex B5 – Suburban (West) Transect from the New City of Ottawa Official Plan

Land Use

The subject lands are designated as Traditional Mainstreet and Evolving Neighborhood on Schedule B of the new Official Plan. This land used designation identifies the Mainstreet designation as streets that offer the most significant opportunities in the City for compact and pedestrian oriented forms of intensification. Mainstreets are intended to perform a dual role to provide adjoining neighbourhoods with a range of daily goods and services, while also serving the needs of others living beyond the neighbourhood boundaries.

The uniqueness of the Stittsville Main Street corridor provides for a more village themed built form with residential, commercial, and long-standing remnant industrial uses. Parts of the corridor resemble a more suburban form of development with large format retail and street front parking that would normally be found on an Arterial Main Street.

As such, the following Mainstreet policies apply to the proposed development:

Policy 5 outlines a broad range of uses permitted on Traditional Mainstreets including retail and service commercial, office and residential uses. The policy promotes that these uses can be mixed in individual buildings.

Policy 9 limits the use of surface parking adjacent to the street to avoid interrupting the continuity of the street edge, and specifically infill should enhance the pedestrian realm.

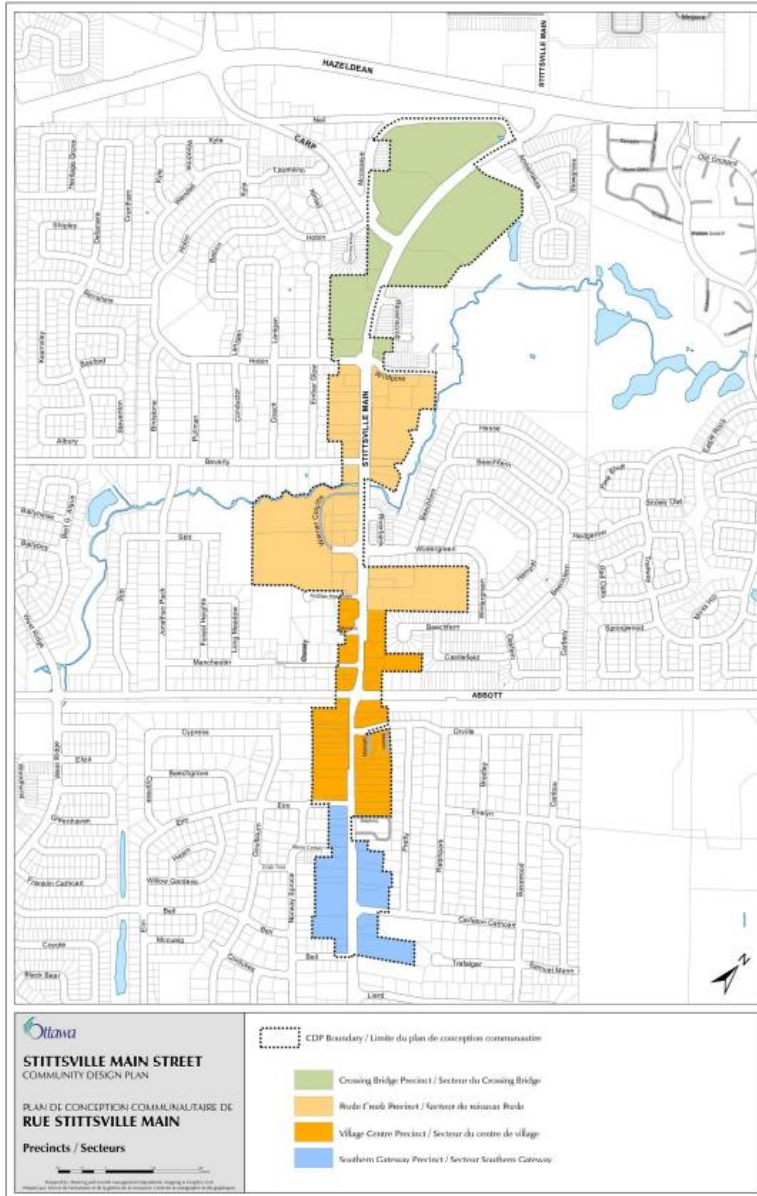
Policy 10 intends to optimize the use of land through intensification in a building format that defines the street edge and provides direct pedestrian access to the sidewalk. The plan supports mid-rise building heights along Traditional Mainstreets, while requiring a minimum height of two (2) storeys unless specified by a Secondary Plan as outlined in Policy 11.

Policy 15 provides a framework regarding new construction of buildings, structures or modifications, alterations and additions to existing buildings or structure along a Stittsville Main Street frontage. The policy's intent is to ensure that new developments be evaluated in the context of the existing Stittsville Main Street Secondary Plan and Urban Design Guidelines.

The proposed development is consistent with the policies set out in the Traditional Mainstreet designation. The new mixed-use building will be able to accommodate a range of uses permitted by the Official Plan designation. The proposal will facilitate the development of an existing underutilized property to better define the street and introduce potential pedestrian oriented commercial uses and will include an active street façade. The proposed 4 storey development is consistent with the building height limit of six storeys outline in the Traditional Main Street designation and is taller than the minimum requirement of two storeys. The proposed animated building frontage will complement the existing streetscape and encourage a more active realm. Furthermore, the use of buildings and landscaping to clearly define public spaces, while contributing to a continuous building frontage to help frame the street edge and support a more pedestrian friendly environment will be achieved. The proposed development will infill a void along a Traditional Mainstreet caused by an underutilized assembly of land which will result in a properly defined street edge with exemplary building design elements.

Stittsville Main Street Secondary Plan and Community Design Plan

Appendix A – CDP Boundary/Precincts






Appendix E – Poole Creek Precinct





STITTVILLE MAIN STREET
 COMMUNITY DESIGN PLAN
 PLAN DE CONCEPTION COMMUNAUTAIRE DE
RUE STITTVILLE MAIN
 Poole Creek Precinct /
 Secteur du ruisseau Poole

-  CDP Boundary / Limite du plan de conception communautaire
-  Precinct Boundary / Limite du secteur
-  Flood Plain / Plaine inondable

Prepared by Planning and Growth Management, Community Planning & Development
 Préparé par l'Office de l'urbanisme et du développement communautaire, Secteur de l'urbanisme et des affaires communautaires

Stittsville Main Street Secondary Plan and Community Design Plan

The Stittsville Main Street Secondary Plan is to be utilized to implement the Community Design Plan (CDP) by providing a framework for change that will see this area develop towards the vision that the community desires while meeting the planning objectives of the City's Official Plan. The plan's focus on Stittsville Main Street, and the study area is bound by Neil Avenue on the north end and Bell Street on the south end. The study area also includes intersecting streets such as Carp Road to the north and Abbott Street, in the centre of the historic village.

The corridor is identified as Traditional Main Street in Schedule B of the Official Plan but does not exhibit many of the main street patterns of the majority of other streets within the same designation throughout the City. The community's heritage as a rural village has created a Main Street that is unique to the community of Stittsville. Stittsville Main Street features a more dispersed village theme and built form consisting primarily of residential type buildings, some of which have been converted to a variety of commercial uses. Institutional uses are also found along the corridor, including schools and places of worship. There are also community uses present along the identified Mainstreet including schools, libraries, post office and emergency services stations. Residential infill has also occurred in the past twenty years including townhouses and retirement homes.

The Secondary and CDP identifies four distinct districts along the Stittsville Main Street corridor. The subject lands are located within the Poole Creek Precinct. The precincts can be described as follows:

- Crossing Bridge Precinct: This precinct is comprised of larger format retail properties whose plans encourage more compact and pedestrian oriented building types
- Pool Creek Precinct: This precinct contains a mix of residential, parkland, school and retail uses.
- Village Centre Precinct: The historic centre of the village, this precinct is characterized by remnant heritage buildings, many of which have been converted to commercial uses. The precinct has been identified as a target site for mixed-use development.
- Southern Gateway Precinct: This precinct includes a number of vacant lots, and houses on deep lots, which have great potential for new mixed-use development.

The Pool Creek precinct extends from the intersection of Hobin Street and Wildpine Court to Andrew Alexander Street. The area contains an extensive but mixed pattern of single use developments on large lots. The land uses include townhouses, Stittsville Manor Retirement Home, Pool Creek Manor, houses on large lots some of which have been converted to commercial uses, Holy Spirit Elementary School and the Johnny Leroux Community Centre and park, Stittsville Plaza, St. Andre Presbyterian Church, and Frederick Banting Alternate School (formerly Stittsville Public School).

Many of the lots in this precinct are largely unused or underused with either extensive lawn or parking areas. The pattern of development in this precinct provides considerable opportunity for intensification and re-development. This will provide the opportunity to combined uses on individual lots in order to encourage pedestrian accessibility and provide services to the more immediate residential neighbourhoods as well as the greater community.

Key elements of the Stittsville Main Street that apply to the Poole Creek Precinct identified in the CDP and Secondary Plan include the identification of Poole Creek as a part of the City's Natural Heritage System and the introduction/preservation of trail systems which are subject to Mississippi Valley Conservation Authority approval. The Poole Creek policies also provides direction regarding access to the Johnny Leroux Community Centre, reconstruction of the Pool Creek bridge and maintaining portions of Frederic Banting Secondary School.

The proposed development conforms to the policies set out in the Secondary Plan and CDP by meeting the design and development guidelines outlined in the respective plans. More specifically, design elements from the Village are incorporated into the modern elements through materiality and the propose commercial uses at grade. The Land Use policies of the Secondary Plan and CDP are met through the massing, size, scale and land uses of the proposed development.

The development along the Traditional Mainstreet of the site respects the maximum building heights, setback, glazing, streetscape and widening requirements. The new building has been designed with regard for architectural style that will define the street edge and provide animation to promote an active frontage along Stittsville Main Street. The development respects the policies set out in the low-rise residential designations providing a permitted land use, within the height limit set out in the plans.

Urban Design Guidelines for Development Along Traditional Main Streets

The Urban Design Guidelines for Development along Traditional Mainstreets were approved by City Council in 2006 and were initiated to provide urban design guidance at the planning application stage to assess, promote and achieve appropriate development along Traditional Mainstreets. Site specific context and conditions as well as Community Design Plans and other relevant planning studies were reviewed in conjunction with the following guidelines for all streets designated Traditional Mainstreet in the City of Ottawa's Official Plan. As such, the proposed development of the subject lands achieves many of these guidelines:

- The new four storey building will enhance and reinforce the recognized or planned scale and character of the street.
- The development achieves high-quality built form and strengthens building continuity along the Traditional Mainstreet and complements its surroundings
- The use is supportive of transit
- The building has been designed to create a visually continuous streetscape

- Minor wall variations in the building setback and alignment provides added interest to the streetscape to provide space for activities adjacent to the sidewalk.
- The development uses clear windows and doors, to make the pedestrian level façade of walls facing the street highly transparent and locates active pedestrian-oriented uses at grade.
- The upper floors of the development help to achieve a human scale and building setback will allow more light on the sidewalks.
- Most residential uses are located above grade or behind proposed active building frontage and provide shared entrances to residential units which will be clearly accessible from the street.
- Several indoor and outdoor bicycle parking spaces will be offered to residents to encourage active transportation
- Utility equipment is located out of view and on the rooftop.
- Garbage enclosures will be located away from the street.

The proposed development is consistent with the above guidelines as the built form is in keeping with the planned scale and character of the Traditional Mainstreet. It is compatible with the surrounding uses as it is a mixed-use building with portions of the ground floor commercial uses, which fosters a more compact, pedestrian-oriented community. The building height and scale is similar to other buildings in the community and reflects the site's close proximity to transit and other amenities. Therefore, the proposed development generally meets the design direction provided in the Urban Design Guidelines for Development along Traditional Mainstreets.





7 NORTH ELEVATION
1:100



8 SOUTH ELEVATION
1:100

City of Ottawa Comprehensive Zoning By-law 2008-250



Excerpt from geoOttawa showing zoning of subject property

The subject lands along Stittsville Main Street are currently zoned as Traditional Main Street, Subzone 9, Maximum Height of 15 m. The purpose of the TM zone is to:

- Accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan.
- Foster and promote compact, mixed-use, pedestrian-oriented development; and
- Impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

The TM 9 Zoe permits additional uses such as: bar, funeral home, parking lot, townhouse, stacked dwelling, planned unit development.

The TM9 zone specifies that:

- A minimum of 50 percent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide.
- At least 80% windows and doors facing Stittsville Mainstreet consist of transparent glazing
- No part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45-degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line: and,
- A retail use located on the ground floor of a building requires no parking spaces for the first 150 square metres of gross floor area and 2.5 per 100 square metres of gross floor area over 150 square metres.

The proposed Site Plan and accompanying technical studies in support of the Site Plan Control Application can achieve the regulated performance standards of the TM 9 zone requirements on all accounts.

Conclusion

It is our opinion that the proposed Site Plan application represent good planning and is in the public interest as follows:

- The development proposal is consistent with the policies of the Provincial Policy Statement with respect to infill development within a settlement area. Specifically, the proposed development is located in an established urban area where services and infrastructure are readily available.
- The proposed development conforms to the Official Plan policies, including the policies of the Traditional Mainstreet designation with respect to residential infill and the Corridor policies provided in the new Official Plan.
- The proposal complies with the City's compatibility criteria established in the Official Plan including, but not limited to, the provision of a strong and enhanced streetscape.
- The proposal conforms to the policy direction set out in the Official Plan with regards to land use, building design and compatibility. The development application also helps to promote a 15-minute neighborhood as defined in the new Official Plan.
- The proposed use and building design are contemplated in the Stittsville Mainstreet Secondary Plan and is consistent with the guidelines of the Stittsville Mainstreet Community Design Plan;
- The proposed development maintains the intent of the Urban Design Guidelines for Traditional Mainstreets: and,
- The proposed development meets the requirements and intent of the Zoning By-law and can achieve all performance standards of the TM9 Zone.

Rod Price

RorTar Land Development Consultants