



SITE PLAN CONTROL APPLICATION SUMMARY REVISION - STANDARD - NON-RURAL

File Number: D07-12-24-0093	Date: September 17, 2024
Applicant: Egis Canada Ltd. (Amber Guidice)	Comments due date: October 1, 2024
Email: amber.guidice@egis-group.com	Planner: Colette Gorni
Phone: 343-764-2015	Ward: 6 - Stittsville
Owner: Krumac Holdings Inc.	Councillor: Glen Gower

Site Location

1518-1526 Stittsville Main Street

Applicant's Proposal

A Site Plan Control Revision application has been submitted for a four-storey, 27-unit residential building, and two-storey mixed-use building. The mixed-use building includes a ground floor restaurant and patio, and second floor office space. The proposed development includes 67 surface parking spaces and 17 bicycle parking.

Proposal Details

The subject site is located on the west side of Stittsville Main Street, south of Abbott Street West and north of Orville Street. The site is located immediately south of the TransCanada Trail (Carleton Place Rail Corridor). Surrounding land uses consist of open space to the north, commercial uses to the east and south, including a low-rise mixed-use building, and residential and institutional uses to the west, accessed from Henry Goulburn Way.

The subject site is approximately 4759 square meters, and is currently vacant, with a mix of gravel and grassed areas. The site consists of three parcels, being 1518, 1524, and 1526 Stittsville Main Street, and has total frontage of 47.94 meters on Stittsville Main Street.

Site Plan approval was previously granted on May 3, 2022 (File No. D07-12-20-0167), for a four-storey, 33-unit apartment building and two-storey mixed-use building, including restaurant / patio space at grade and second floor office space, and 77 parking spaces (42 spaces at grade and 35 spaces in an underground garage). The applicant is now seeking to revise the approved development to remove the underground parking garage and expand the proposed surface parking area. As a result, the total number of parking spaces and size of the residential apartment building has been reduced. The revised proposal includes a four-storey residential building with

27 units and 67 surface parking spaces. The proposed 2-storey mixed-use building along Stittsville Main Street is generally maintained as previously approved.

Related Planning Applications

- D07-12-20-0167 Site Plan Control

Roadway Modifications

N/A

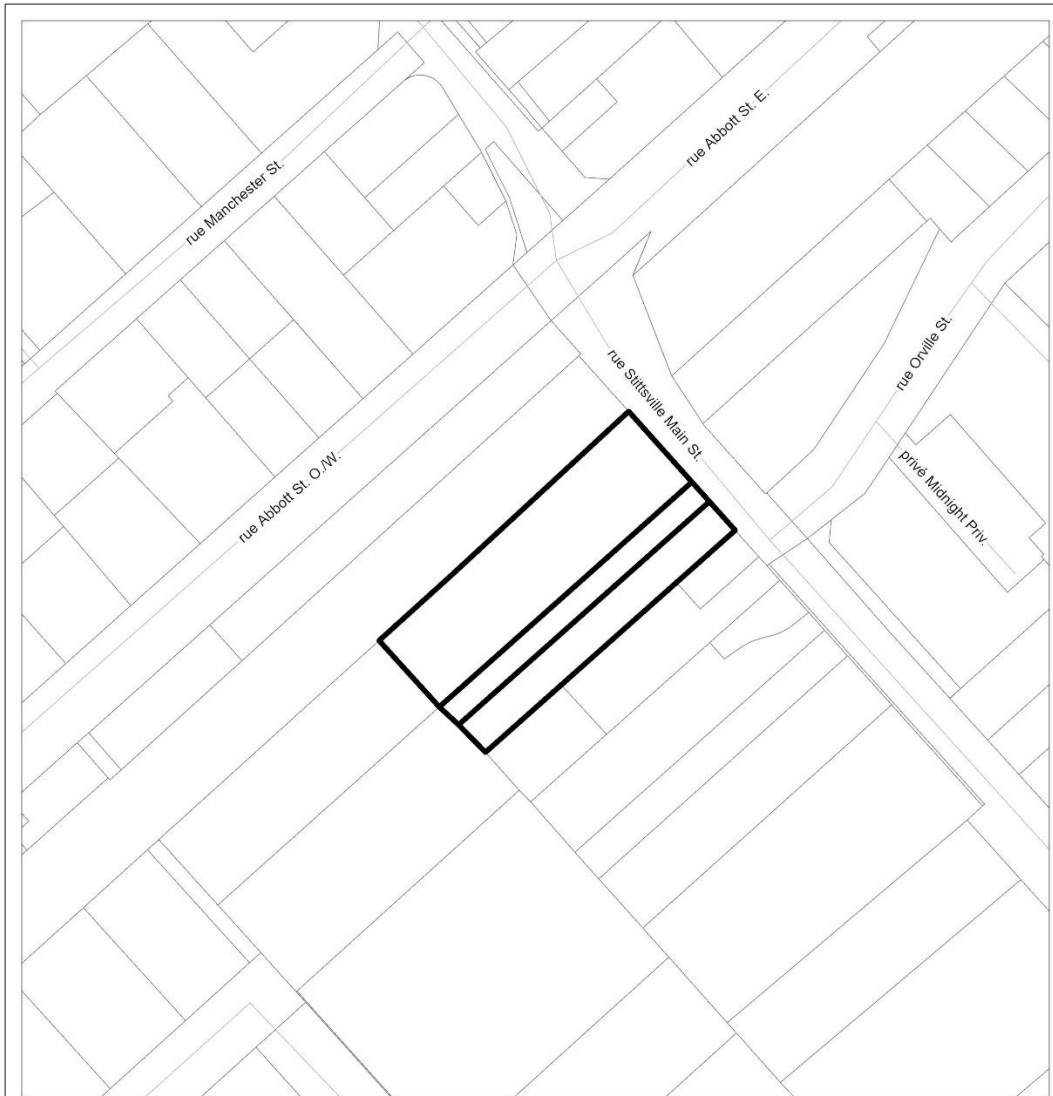
How to Provide Comments

For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

Colette Gorni,
Planner II
Development Review West
110 Laurier Avenue West, 4th floor
Ottawa, ON K1P 1J1
613-580-2424, ext. 21239
Colette.Gorni@ottawa.ca

*Please provide comments by **October 1, 2024**. Comments received after this date will be accepted, however, may not be reflected in the staff report

Location Map / Carte de l'emplacement



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0093	24-0968-R	1518, 1524, 1526 rue Stittsville Main Street	HISTORICAL
I:\CO\2024\Site\Stittsville_1518_1524_1526			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARRENTAGE.</small>			
REVISION / RÉVISION - 2024 / 08 / 29			