



MAGNOLIA PHASE 1 CONDO BLOCK - PROJECT DESCRIPTION SITE PLAN CONTROL

February 2026

6115, and 6141 Flewellyn

Part 2 plan 5R-11035 and Part 1 Plan 4R-34545, City of
Ottawa

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1 Executive Summary

This project description has been prepared in support of the Site Plan Control application for the Magnolia Phase 1 condo block, located at 6141 and 6115 Flewellyn Road. Caivan (Stittsville South) Inc. has recently submitted applications for an Official Plan Amendment (OPA), a Zoning By-law Amendment (ZBA) and a Draft Plan of Subdivision (DPS) seeking to permit the development of approximately 1,566 residential dwellings in the form of detached homes, townhouses, and stacked dwellings at 6070 Fernbank Road, and 5993, 6115, 6141, and 6159 Flewellyn Road. The Official Plan Amendment (D01-01-24-0017) was approved in September 2025 and the site is now included within the urban boundary and designated as 'Neighbourhood'. The Zoning By-law Amendment (D02-02-24-0042) and Plan of Subdivision (D07-16-24-0020) submitted in July 2025 are currently pending review.

1.1 Supporting Studies

The site plan application is supported by the following plans and reports:

- ⊕ **Plan of Survey** – Prepared by J.D. Barnes – November 3, 2025
- ⊕ **Phase 1 Draft 4M Plan** – Prepared by J.D. Barnes – November 21, 2025
- ⊕ **Grading & Drainage Plan** – Prepared by DSEL – January 2026
- ⊕ **Design Brief** – Prepared by DSEL – February 2026
- ⊕ **Transportation Impact Assessment** – Prepared by CGH Transportation – January 2026
- ⊕ **Environmental Impact Assessment** – Prepared by Kilgour and Associates – January 29, 2026
- ⊕ **Tree Conservation Report** – Prepared by Kilgour and Associates – January 29, 2026
- ⊕ **Noise Control Study** – Prepared by Gradient Wind – January 22, 2026
- ⊕ **Site Plan** – Prepared by Q4 Architects – January 20, 2026
- ⊕ **Building Elevations** – Prepared by Q4 Architects – January 26, 2026
- ⊕ **Landscaping & Planting Plan** – Prepared by NAK Design Strategies, dated January 23, 2026
- ⊕ **Preliminary Construction Management Plan** – Prepared by Caivan – January 22, 2026
- ⊕ **Zoning Confirmation Report** – Prepared by JFSA Canada Inc. – February 2026

The supporting reports below have previously been submitted in support of the applications for the subdivision and zoning amendment. They are provided for informational purposes and have not been updated for this application:

- ⊕ Paterson Group, Geotechnical Investigation (revision 5), dated July 9, 2025.
- ⊕ Paterson Group, Phase 1 Environmental Site Assessment, dated April 10, 2024.

2 Introduction

2.1 Background

This project description has been prepared in support of the Site Plan Control application for the Magnolia Phase 1 condo block at 6115 and 6141 Flewellyn Road. An Official Plan Amendment

(D01-01-24-0017) for the area was approved in September 2025 (Stittsville South W-4 lands) and is now included within the Urban Boundary and designated as Neighbourhood.

A Plan of Subdivision was submitted in 2025 (D07-16-24-0020) along with a Zoning By-law Amendment (D02-02-24-0042). These applications are currently under review.

The purpose of the Zoning-By-law Amendment is to implement zoning provisions to support the submitted plan of subdivision. Included in the zoning amendment is a proposed R4Z[YYYY] exception applying to the Magnolia Site Plan block. The current zoning is Rural Countryside (RU) and Rural Residential (RR).

2.2 Location

The Magnolia Phase 1 condo block is an approximately **2.37 hectare** rectangular parcel, addressed 6141 & 6115 Flewellyn Road, and legally described as Part 2 of 5R-11035 and Part 1 of 4R-34545, City of Ottawa. The land is bounded by Stittsville South W-4 Subdivision lands to the north, east and west, and Flewellyn Road to the south. Refer to **Figure 1** below.

Figure 1: Location of Site.



2.3 Surrounding Area

The W-4 development land is located within the Suburban Transect on Schedule A of the Official Plan. The approval of the OPA application for the removal of the Future Neighbourhoods Overlay was adopted by Council in September 2025, and the site is now designated Neighbourhood. The site is located within the proposed residential community of the Stittsville South W-4 Lands.

⊕ North

Directly north are currently vacant lands designated for subsequent phases of residential development. Further north, there are existing residential neighbourhoods, and City

owned lands, which includes stormwater management (SWM) facilities, schools, and parks.

⊕ **East**

Immediately to the east of the site are vacant lands designated for residential development and a proposed SWM pond.

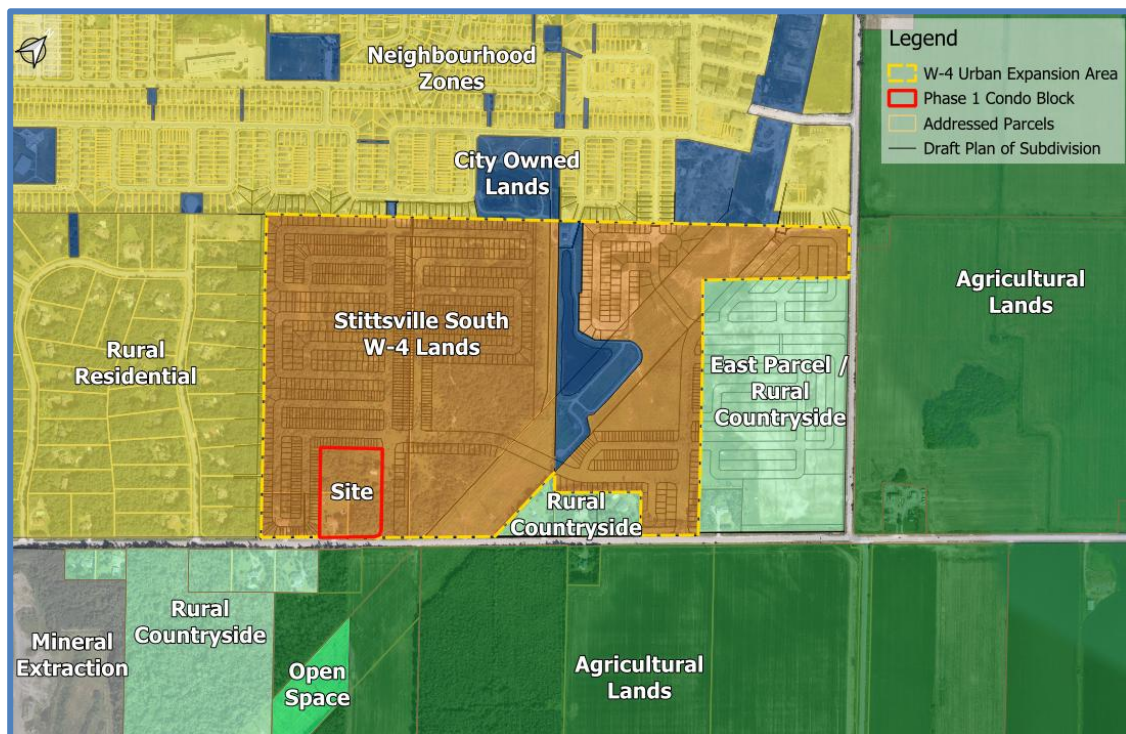
⊕ **South**

South of the site is Flewellyn Road, a two-lane rural collector road. South of Flewellyn Road are existing agricultural lands.

⊕ **West**

To the west of the site are vacant lands designated for residential development. Beyond that, there are large single-detached estates fronting onto Poplarwood Avenue, within an existing subdivision known as Woodside Acres.

Figure 2: Site Context



2.4 Site Conditions

The existing site conditions are vacant / vegetated land, and one rural residential parcel fronting on Flewellyn Road. The land has not undergone any major site alterations.

2.5 Relationship to Landscape

The site is a vacant, treed lot with one existing rural residential dwelling. The site is characterized by natural vegetation and a rural landscape setting, with no prominent natural heritage features.

2.6 Transportation Connections

A two-lane rural collector road, Flewellyn Road, runs northeast-southwest along the southern boundary of the site. It provides the main vehicle access route with connections at Shea Road to the northeast and Huntley Road to the Southwest. Shea Road is a collector road adjacent to the subdivision that serves rural residential and developing suburban land, connecting to the wider transportation network (Fernbank Road to the north and Fallowfield Road to the South).

2.7 Official Plan Designation

The site is in the Suburban Transect and is designated Neighbourhood on Schedule B5 of the Official Plan. The lands are also located in a New Urban Expansion Area – Category 1, Future Neighborhood Overlay on Schedule C17. An OPA application to remove the Future Neighbourhoods overlay was adopted by Council in September 2025.

Neighbourhoods are contiguous urban areas that constitute the heart of communities. They are intended to permit a mix of building forms and densities. It is the intent of the Official Plan to seed the conditions for future 15-minute neighbourhoods in newly proposed areas. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

2.8 Zoning By-law

2.8.1 Existing zoning

The site is currently zoned as Rural Countryside Zone (RU), with a small portion zoned as Rural Residential Zone (RR2).

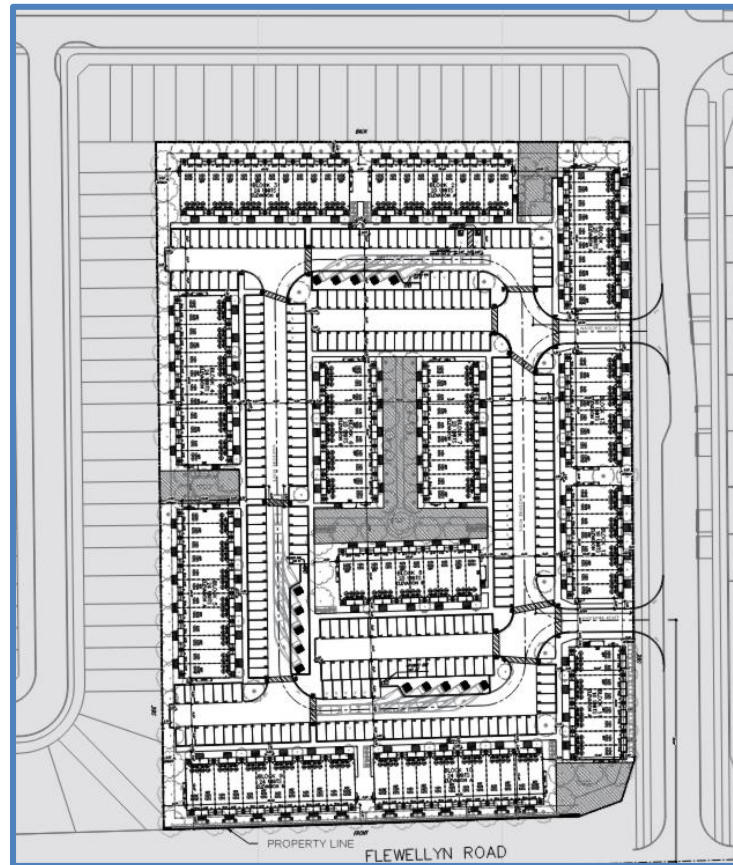
2.8.2 Proposed zoning

The proposed zoning designation for the entirety of the site is **R4Z[YYYY]** for stacked condominium dwellings. Exceptions are proposed to accommodate the dwelling units developed specifically for this project. The Zoning Bylaw Amendment (D02-02-24-0042) was submitted previously and is currently under review.

3 Proposed Development

The site consists of a planned unit development for residential housing, including stacked condominium townhouses at a density suiting the suburban location, adjacent transportation infrastructure and open space. 268 stacked townhouse dwellings are proposed to be constructed on the site. Communal amenity space includes one large central amenity area that is sized to accommodate facilities designed for active recreation, and two/three smaller amenity areas. **Figure 3** shows an overview of the proposed development.

Figure 3: Site Plan Overview



The layout and composition of this development has considered input from municipal and review agency staff, as well as the local context. Views and focal points have been established. The arrangement of the buildings relates appropriately to the adjacent transportation corridors, as well as the surrounding developing neighbourhoods. The amenity areas and streets will connect the community to proposed later stages of development as part of the wider build-out of the Stittsville South W-4 lands.

3.1.1 Residential Dwellings

Only stacked condominium townhouses are proposed within the phase 1 Magnolia/Stittsville condo block, suitable for the Suburban Transect. This dwelling type will provide additional density to the wider W-4 lands subdivision. These smaller units also provide additional residential variability in the area, adding entry level housing for a wider demographic, responding to market conditions for those who seek homeownership and promoting socially and economically diverse neighbourhoods.

A variety of strategies are used to provide units at an attainable market rate, including reduced setbacks and parking. Zoning exceptions have been proposed to facilitate these strategies and are part of the previously submitted zoning amendment (D02-02-24-0042).

3.2 Transportation

The site locates higher-density housing forms near existing collector roads. The site plan layout supports access to the transit network through pedestrian connections (sidewalks and pathways).

Public sidewalks associated with the local road system support pedestrian connectivity and mobility, which will be further integrated with later phases of surrounding residential development. Further, the community amenity areas support local access and provide pedestrian mobility within the site itself.

The surrounding development includes an internal local grid system providing access to the site and wider region.

3.2.1 Parking

Parking areas are proposed internal to the site at rates consistent with the proposed R4Z[YYYY] exception zone:

- 1.0 spaces per units
- 0.1 visitor spaces

Bicycle parking spaces are provided at rate of 0.5 spaces per dwelling unit.

Parking calculations have been provided in the Zoning Confirmation Report prepared by JFSA.

3.3 Servicing

3.3.1 Water Supply

Water service for the Magnolia Phase 1 stacked condominium site will connect to the existing municipal network within the Magnolia Subdivision, which is supplied by Pressure Zone 3W. Internal water servicing will consist of looped 200 mm private watermains connecting to external 200 mm and 250 mm mains on Street 1 (east) and the future west connection. A temporary watermain will operate at the north boundary until the future phase is constructed. The system has been reviewed through hydraulic modelling and meets City of Ottawa design criteria for domestic demand and fire flow, with adequate pressures maintained during Max Day, Peak Hour, and fire flow conditions.

3.3.2 Wastewater

Wastewater from the site will be conveyed through an internal network of 200 mm sanitary sewers connecting to the 250 mm sanitary sewer on Street 1 within the Magnolia Subdivision. Blocks 1, 12, and 13 will be serviced directly, while the remaining flows discharge via the internal private streets to the subdivision network. The estimated peak flows (approximately 8.53 L/s) were included in the overall Magnolia Phase 1 sanitary design, and sufficient downstream capacity exists at the Shea Road Sanitary Pump Station to accommodate the development.

3.3.3 Stormwater Management

Stormwater servicing for the site has been integrated into the Magnolia Phase 1 subdivision design, with most flows captured on-site and conveyed to the West Stormwater Management Pond via a dedicated storm sewer connection at MH203. Minor flows are managed through local catch basins and storm sewers sized to City standards. Major overland flow routes follow the internal road network and are directed to the same outlet.

The West Pond provides the required quantity, quality, and erosion controls for the development, and all internal drainage infrastructure has been designed to meet City stormwater management and hydraulic grade line requirements.

3.3.4 Garbage Collection

Waste collection for the proposed stacked townhouse development will be accommodated within centralized, screened refuse enclosure areas located along the internal private road network. These enclosures provide space for the required garbage, recycling, and organics containers calculated in accordance with City of Ottawa waste-generation rates.

The internal private streets are designated as a combined waste/fire route, ensuring adequate truck access and maneuvering for collection vehicles.

All refuse areas are screened with a 2-metre enclosure fence and are situated well beyond minimum setback requirements, ensuring compatibility with surrounding development and compliance with City standards.

3.3.5 Snow Storage

Snow from on-site winter maintenance activities will be managed within the site limits. Snow storage will be accommodated in appropriate open areas of the site where it can be safely stored without affecting vehicular circulation, parking, or pedestrian movement, or grading and drainage patterns. Snow will not be stored in a manner that obstructs fire routes. Should on-site capacity be exceeded during peak snowfall events, excess snow will be removed from the site and disposed of at an approved off-site location. Refer to the site plan for location of on-site snow storage areas.

3.4 Landscaping

A landscaping brief has been prepared by NAK Design. Street trees are provided at rates consistent with previously approved stacked townhouse development in Ottawa.

A calculation of total canopy coverage at 40 years was undertaken by NAK design, projecting that **26%** tree canopy will be established in the phase 1 condo block of the proposed subdivision at 40 years. The remainder of the draft approved Stittsville South subdivision is projected to have **32%** tree canopy coverage at 40 years.

Although the phase 1 condo block tree canopy is below the city-wide goal (40%) set out by the Official Plan, it is noted that the 40% goal is intended to be met city wide and includes a variety of different land use types at different densities. The Canopy cover on this site will contribute to the overall city goal. The provision of density and land use efficiency is appropriately balanced with the canopy target objectives.

4 Conclusion

The proposed Site Plan Control application will facilitate the development of 6141 and 6115 Flewellyn Road. This application includes areas of a recent OPA (D01-01-24-0017) and ZBA (D02-02-24-0042) submission.

The proposed residential development includes stacked condominium townhouses as is appropriate for the Neighbourhood designation of the Suburban Transect. The residential density provided on this site will support Ottawa's goal of establishing 15-minute communities by providing sufficient residential density to support local services.

Respectfully,

A handwritten signature in blue ink, reading 'B. Thomas', is positioned below the word 'Respectfully,'.

Brennan Thomas, B.A.
Environmental Project Coordinator, JFSA Canada Inc.

Reviewed by Jocelyn Chandler, M.Pl., RPP., MCIP.

Cc: Tim Eisner, M.Pl., RPP., MCIP., LEED Green Associate

5 JFSA Statement of Limitations

JFSA Canada Inc. (JFSA) has prepared this report, and performed the services described in this report, in a manner consistent with the level of care and skill normally exercised by members of the planning profession currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and financial and physical constraints applicable to the services. No other warranty, expressed or implied, is made. This report has been prepared for the exclusive use of the client representative, for the specific site, objective, and purpose described to JFSA by the client. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location. Any change of site conditions, purpose and/or development plans may alter the validity of the report. The report, which specifically includes all tables, figures and appendices, is based on data and information assembled by JFSA, and is based on the conditions at the site and study area at the time of the work and on the information provided by others. JFSA has relied in good faith on all information provided and does not accept responsibility for any deficiencies, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation and data. Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. JFSA accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.