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6015-6041 Fernbank Road

Ottawa, Ontario

Planning Rationale Brief

Prepared for: Tamarack Homes

**6015-6041 FERNBANK ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE BRIEF
IN SUPPORT OF AN APPLICATION FOR A
ZONING BY-LAW AMENDMENT**

Prepared For:



Prepared By:



Engineers, Planners & Landscape Architects

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February 25, 2026

Novatech File: 126013
Ref: R-2026-013

February 25, 2026

City of Ottawa
Planning, Development, and Building Services Department
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Ottawa, Ontario
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Attention: Kimberly Baldwin, MCIP, RPP – Planner III

**Reference: 6015-6041 Fernbank Road
Planning Rationale Brief
Applications for Zoning By-law Amendment
Our File No.: 126013**

Novatech has been retained by Tamarack Homes to prepare this Planning Rationale Brief in support of an application for a *Zoning By-law Amendment* for their properties municipally known as 6015-6041 Fernbank Road in Ward 6 – Stittsville in Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Tamarack Homes is proposing to rezone a portion of their approved Idylea Subdivision (*City File No.: D07-16-12-003*) to permit townhouse dwellings as an additional land use. The approved development is a low-rise residential subdivision that consists of single detached dwellings, semi-detached dwellings, and townhouse blocks currently being constructed in multiple phases. Parkland dedication for the approved development will be addressed through the conveyance of the centralized neighbourhood park and linear urban greenspace.

A *Zoning By-law Amendment* application is required to remove the existing *Urban Exception 2238* for a portion of the Subject Site to allow townhouses as a permitted use on the Subject Site. This will allow for a variety of housing options and densities to meet the needs of individuals and families for the Stittsville community.

The Planning Rationale Brief will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and *Fernbank Community Design Plan (2009)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. This report shall be read in conjunction with all previously approved reports and plans prepared for the Idylea Subdivision.

NOVATECH

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EXECUTIVE SUMMARY

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The Subject Site is a rectangular shaped parcel of land situated in the community of Stittsville with frontages along Fernbank Road and Cope Drive. The Subject Site is currently vacant and undeveloped and has a total area of 28.91 hectares. Applications for *Zoning By-law Amendment (City File No. D02-02-13-0025)* and *Plan of Subdivision (City File No. D07-16-12-0003)* were submitted to the City of Ottawa in 2013 to permit the development of a residential subdivision.

Tamarack Homes is proposing to rezone a portion of their approved Idylea Subdivision (*City File No.: D07-16-12-003*) to permit townhouse dwellings as an additional land use. The approved development is a low-rise residential subdivision that consists of single detached dwellings, semi-detached dwellings, and townhouse blocks currently being constructed in multiple phases. Parkland dedication for the approved development will be addressed through the conveyance of the centralized neighbourhood park and linear urban greenspace.

A *Zoning By-law Amendment* application is required to remove the existing *Urban Exception 2238* for a portion of the Subject Site to allow townhouses as a permitted use on the Subject Site. This will allow for a variety of housing options and densities to meet the needs of individuals and families for the Stittsville community.

The Planning Rationale Brief will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and *Fernbank Community Design Plan (2009)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. This report shall be read in conjunction with all previously approved reports and plans prepared for the Idylea Subdivision.

1.0 INTRODUCTION

Novatech has been retained by the Tamarack Homes to prepare this Planning Rationale Brief in support of an application for a *Zoning By-law Amendment* for their properties municipally known as 6015-6041 Fernbank Road in Ward 6 – Stittsville in Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

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1.1 Site Location and Description

The Subject Site is a rectangular shaped parcel of land situated within the Stittsville community. The Subject Site has a total area of 28.91 hectares with frontage onto Fernbank Road and Cope Drive. As noted above, a portion of the Subject Site forms part of the larger approved Idylea Subdivision, which is currently being constructed in multiple phases consisting of single detached dwellings, semi-detached dwellings, and townhouse blocks.

Applications for *Zoning By-law Amendment (City File No. D02-02-13-0025)* and *Plan of Subdivision (City File No. D07-16-12-0003)* were approved by the City of Ottawa in 2013. The Subject Site received Draft Plan Approval on December 18, 2014, for two hundred sixty-four (264) single detached dwellings, two hundred eighty-two (282) semi-detached units, and a future public park. The *Zoning By-law Amendment (City File No. D02-02-13-0025)* was enacted as *By-law 2015-146* and implemented through the approved Draft Plan of Subdivision which has been in full force and effect as of May 13, 2015. Subsequent extensions for Draft Plan Approval have been granted by the City of Ottawa.

The Subject Site is legally described as follows:

PART OF THE SOUTHWEST HALF LOT 25 CONCESSION 10 (GEOGRAPHIC TOWNSHIP OF GOULBOURN) AND BLOCKS 76 AND 82 REGISTERED PLAN 4M-1740 AND BLOCK 181 REGISTERED PLAN 4M-1743CITY OF OTTAWA



Figure 1: Subject Site and surrounding uses.

1.2 Community Context and Connectivity

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: Located immediately to the north of the Subject Site is the Kemp Woodland as shown in **Figure 2**. Further north of the Subject Site is Sacred Heart Catholic High School and the Cardelrec Recreation Complex. Further north is a place of worship, the Trans Canada recreational trail, and additional low-rise subdivision.

East: Abutting the Subject Site to the east is a residential subdivision currently under construction approved through the *Plan of Subdivision (City File No. D02-02-22-0093)* application as shown in **Figure 3**. Further east is an additional residential subdivision currently under development and existing low-rise residential dwellings.

South: Immediately south of the Subject Site are existing low-rise residential dwellings as shown in **Figure 4**. Located further southwest are the Guardian Angels School, Westwind Public School, and open space.

West: To the west of the Subject Site are existing low-rise residential dwellings as shown in **Figure 5**.



Figure 2: The Kemp Woodland and existing low-rise residential dwellings abutting the Subject Site to the north looking south from Abbott Street (Google Streetview, 2025).



Figure 3: Directly abutting the Subject Site to the east is a low-rise, residential subdivision currently under construction looking east from Shea Road (Google Streetview, 2025).



Figure 4: Directly south of the Subject Site is a new low-rise subdivision looking south from Fernbank Road (Google Streetview, 2025).



Figure 5: An existing low-rise residential subdivision abuts the Subject Site to the west looking east from Sunray Crescent (Google Streetview, 2025).

1.3 Planning and Regulatory Context

1.3.1 City of Ottawa Official Plan (2022)

The portion of the Subject Site to be rezoned is currently designated as *Neighbourhood* as per the *City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect* as shown in **Figure 6**.

The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.

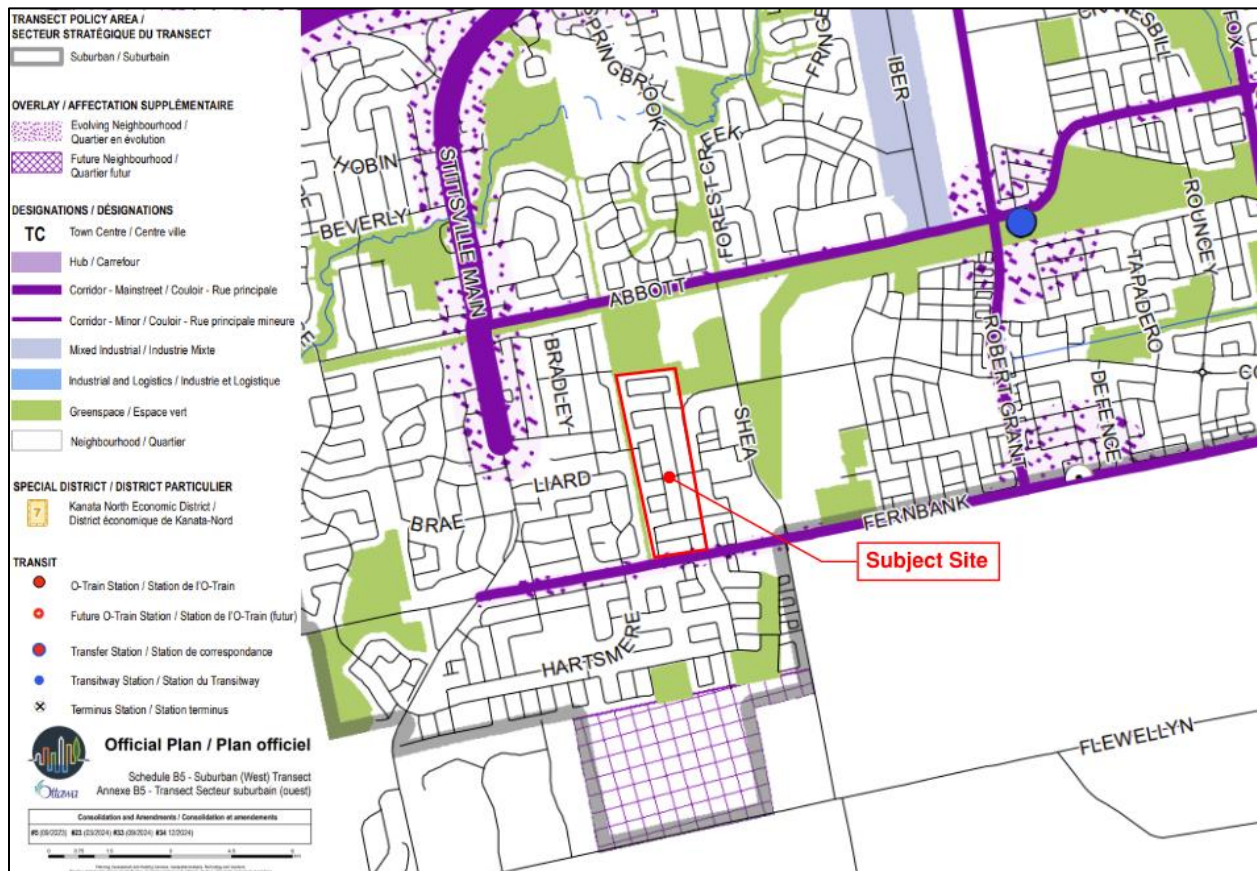


Figure 6: Excerpt from the City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect with the Subject Site added by Novatech.

Fernbank Road is designated as an *Arterial – Existing* roadway whereas Cope Drive is designated as a *Collector – Future* roadway as per the *City of Ottawa Official Plan Schedule C4 – Urban Road Network*. No changes to the existing road network including new roads are proposed as part of this *Zoning By-law Amendment* application.

The Subject Site is not identified to be within a *Natural Heritage System* as per the *City of Ottawa Official Plan C11-A – Natural Heritage System (West)*. The Kemp Woodland abutting the Subject Site to the north is identified as an *Urban Natural Feature* as per the *City of Ottawa Official Plan Schedule C11-C – Natural Heritage System (West)*. The rezoning application to permit townhouse

dwelling as an additional land use will not impact the Kemp Woodland or any surrounding existing natural heritage features.

The Subject Site does feature a linear urban greenspace corridor as per the *City of Ottawa Official Plan Schedule C12 – Urban Greenspace*. The rezoning application to permit townhouse dwellings as an additional land use does not propose any amendments to this linear urban greenspace corridor which is currently zoned as *Parks and Open Space – O1*.

The Subject Site is not identified with any environmental constraints such as flood plain, slope stability, organic soils on the Subject Site as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.

1.3.2 City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Parks and Open Space – O1* and *Residential Third Density Zone, Subzone Z – R3Z* with a series of site-specific zoning provisions as shown in **Figure 7**.

The purpose of the *Residential Third Density Zone – R3* zone is to:

- (1) allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
 - (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas;
 - (3) allow ancillary uses to the principal residential use to allow residents to work at home;
 - (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
 - (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.
- The site-specific **Urban Exception 2237** prohibits all uses except for, “detached dwelling, home based business, home based day care, park, urban agriculture”.
 - The site-specific **Urban Exception 2238** prohibits all uses except for, “detached dwelling, home based business, home based day care, park, semi-detached dwelling, and urban agriculture”.
 - The site-specific **Urban Exception 2239** prohibits all uses except for, “detached dwelling, home based business, home based day care, park, urban agriculture”.
 - A **Zoning By-law Amendment** application is required to remove **Urban Exception 2238** to permit townhouse dwellings as an additional land use on the Subject Site.



Figure 7: Excerpt of the Subject Site's zoning from GeoOttawa.

1.3.3 New City of Ottawa Zoning By-law No. 2026-50

At the time of preparing this report, the City of Ottawa's new *Zoning By-law 2026-50* was approved by the joint Planning and Housing and Agricultural and Rural Affairs Committee on December 17, 2025, and subsequently adopted by City Council on January 28, 2026. It should be noted that the by-law to adopt the new *Zoning By-law 2026-50* has not yet been enacted. In the new *Zoning By-law 2026-050*, the Subject Site is currently zoned as *Neighbourhood Zone 3, Subzone B – N3B*. The purpose of the *Neighbourhood zone* is to:

- *Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.*
- *Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.*
- *Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.*

- The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.
- It is understood that the urban and rural exceptions will be carried until City of Ottawa staff are able to review and align them with the intent of the *Official Plan (2022)*. As such, the site-specific exceptions remain in effect from *Zoning By-law 2008-250* and require an amendment.
- A *Zoning By-law Amendment* application is required to remove *Urban Exception 2238* to allow townhouses as a permitted use on the Subject Site. It is acknowledged that *Zoning By-law 2026-50* no longer distinguishes between building typologies with all residential dwellings defined as “dwelling unit”.

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

As previously discussed, Tamarack Homes is proposing to rezone a portion of their approved Idylea Subdivision (*City File No.: D07-16-12-003*) to permit townhouse dwellings as an additional land use. The approved development is a low-rise residential subdivision that consists of single detached dwellings, semi-detached dwellings, and townhouse blocks currently being constructed in multiple phases as shown in **Figure 8**. Parkland dedication for the approved development will be addressed through the conveyance of the centralized neighbourhood park and linear urban greenspace. A full size of the preliminary 4M-Plan is provided in **Appendix A** of this report.

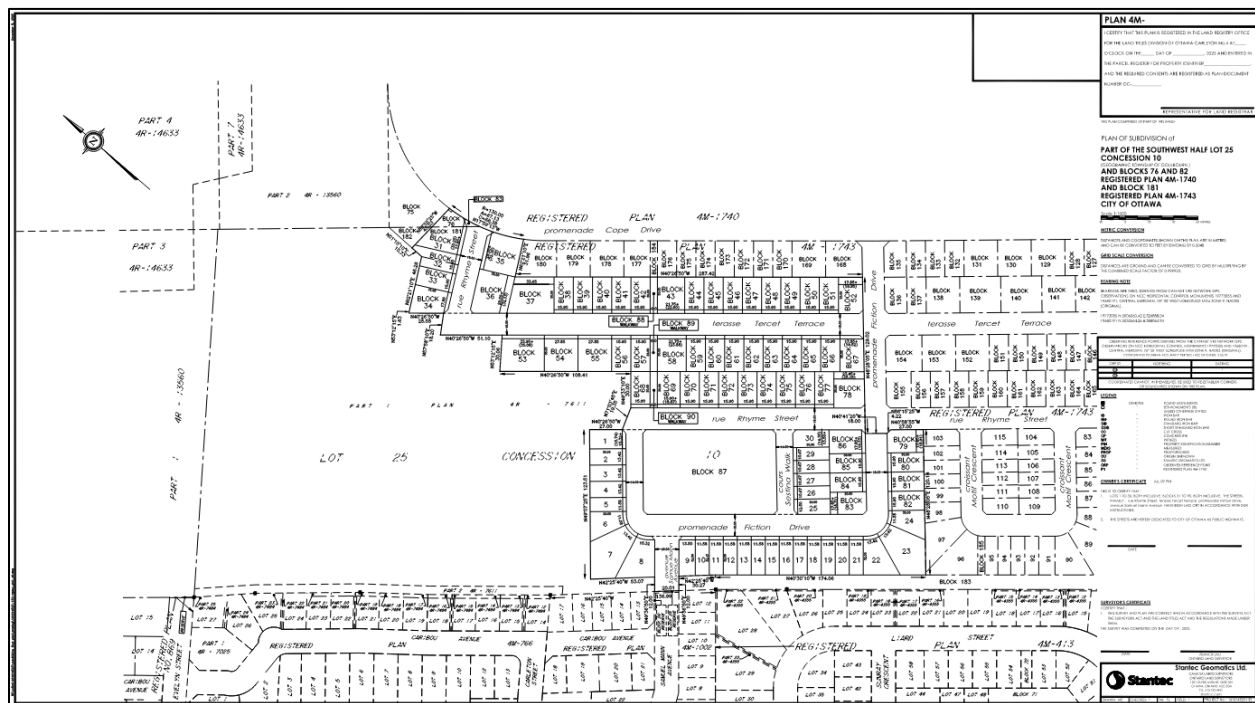


Figure 8: Excerpt of preliminary 4M-Plan prepared by Stantec.

2.2 Details of Proposed Amendment(s)

It is suggested to remove the existing *Urban Exception 2238* to allow townhouse dwellings as a permitted land use. The *Urban Exception 2238* currently prohibits all uses except for, “*detached dwelling, home based business, home based day care, park, semi-detached dwelling, and urban agriculture*”. The removal of *Urban Exception 2238* will allow for townhouse dwellings as a permitted land use and contribute to a diverse housing stock and options as shown in **Figure 9**.

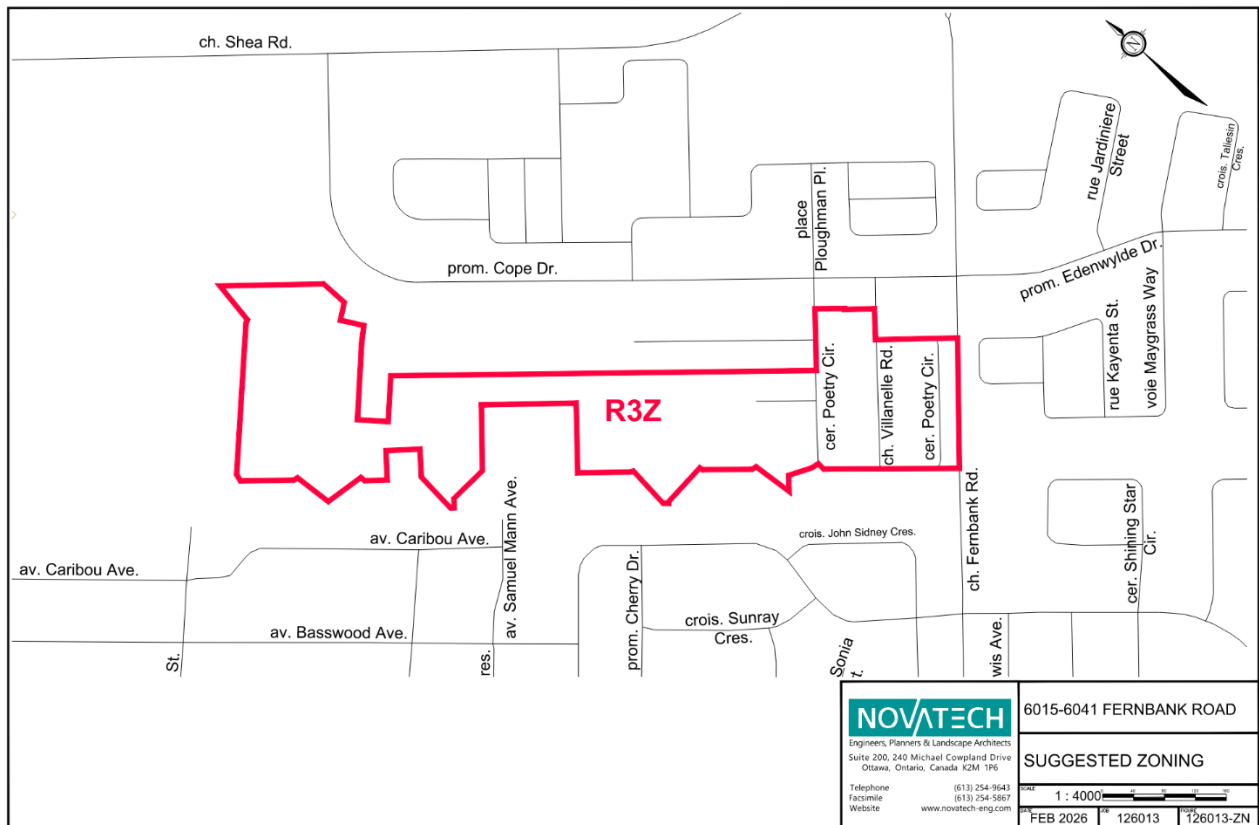


Figure 9: Excerpt of Site Plan outlining Area C included in the Zoning By-law Amendment.

2.3 Previous Consultations, Applications and Approvals

As previously noted, the Subject Site has received Draft Plan of Subdivision approval. The *Zoning By-law Amendment* was registered as By-law 2015-146, which implemented the approved Draft Plan of Subdivision and has been in full force and effect as of May 13, 2015. Subsequent extensions to the Draft Plan of Subdivision approval have been granted by the City of Ottawa.

- A previous pre-consultation meeting was held with City of Ottawa staff from Development Review and Community Planning on November 4, 2020 to revise the approved Draft Plan of Subdivision with the addition of townhouse dwelling units in the eastern portion of the Subject Site. A *Zoning By-law Amendment* application was also required to permit townhouses as a land use.

- A formal pre-consultation meeting was held with City of Ottawa staff from Development Review and Community Planning on December 18, 2025 to discuss the proposed *Zoning By-law Amendment*. The Pre-Consultation Meeting Feedback, Applicant's Study and Plan Identification List (SPIL), as well as other documents were provided by City staff on January 9, 2026. The SPIL identified that various reports and plans would be required to be submitted in support of the application. This Planning Rationale Brief has been prepared in accordance with the City of Ottawa's Terms of Reference as edited by City staff and provided in an email dated January 20, 2026.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters "*shall be consistent with*" relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

- 1) *As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*
- 2) *Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.*
- 3) *At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.*
- 4) *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
 - a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*
 - 5) *Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.*
 - 6) *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*
- **The Subject Site is situated within the City of Ottawa’s settlement area and is designated with the *Official Plan (2022)* and *Fernbank Community Design Plan (2009)*.**
 - **The proposed *Zoning By-law Amendment* will allow townhouses as a permitted use. This additional land use will contribute to a wider range and mix of housing options and densities for the Stittsville community.**

2.2 Housing

- 1) *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
 - a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
 - b) *permitting and facilitating:*
 - i. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - ii. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
 - c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
 - d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

- The range and mix of housing options and densities will contribute to the overall housing typologies and forms for the Stittsville community to meet the needs of individuals and families.
- The Subject Site efficiently utilizes land, resources, infrastructure, and public service facilities.

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

- 1) *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*
 - a) *are financially viable over their life cycle, which may be demonstrated through asset management planning;*
 - b) *leverage the capacity of development proponents, where appropriate; and*
 - c) *are available to meet current and projected needs.*
- **The proposed development is apart of an approved subdivision and will be serviced by existing municipal infrastructure including water, stormwater, and sanitary services.**

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

- 1) *Healthy, active, and inclusive communities should be promoted by:*
 - a) *planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
 - b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
 - c) *providing opportunities for public access to shorelines; and*
 - d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*
- **The proposed development will include a future centralized neighbourhood park and linear urban greenspace to provide future residents with a passive and recreational greenspace area.**

The Zoning By-law Amendment application is consistent with the policies of the *Provincial Planning Statement (2024)*.

3.2 City of Ottawa Official Plan (2022)

The Subject Site is currently designated as *Corridor – Minor* for the portion along Fernbank Road and *Neighbourhood* as per the *City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect*.

3.2.1 Growth Management Framework

Section 3 of the *Official Plan* provides the *Growth Management Framework* for the City of Ottawa on the premise on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth so as to increase sustainable transportation mode shares and existing infrastructure efficiently, while reducing greenhouse gas emissions.

Policy 3.1 – Designate Sufficient Land for Growth

- 1) *Sufficient land shall be designated for growth to meet the projected requirement for population, housing, employment and other purposes for a period of 25 years in accordance with the Provincial Policy Statement.*
 - 1) *Projected growth in Table 1 incorporates a method to project market demand, which includes the needs of existing and future residents.*
 - 2) *The urban area and villages shall be the focus of growth and development.*
 - 3) *The City will allocate household growth targets as follows:*
 - a) *93 per cent within the urban area where:*
 - i. *47 per cent is within the urban area that is built-up or developed as of July 1, 2018; and*
 - ii. *46 per cent is within the greenfield portion of the urban area;*
 - b) *7 per cent within the rural area where:*
 - i. *5 per cent is within the villages; and*
 - ii. *2 per cent is outside of villages.*

The boundaries establishing the urban areas and the villages are designated on Schedule A and Schedules B1 through B9.
- **The Subject Site is situated within the City of Ottawa’s planned urban boundary, will integrate with the existing settlement area, and is designated within the *Official Plan (2022)* for future residential development.**

3.2.2 City-wide Policies

Section 4 of the *Official Plan* sets out the city-wide policies to be considered where all new development is proposed.

Subsection 4.2 – Housing

Policy 4.2.1 – Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

- 1) *A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:*
 - a) *Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;*
 - b) *Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;*
 - c) *Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;*
 - d) *Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability; and*
 - e) *The City shall maintain, at all times, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate intensification and land in draft approved and registered plans.*
- **A Zoning By-law Amendment application is required to remove Urban Exception 2238 to allow townhouse dwellings as a permitted land use on the Subject Site.**
- **The removal of Urban Exception 2238 allows for flexible land uses and contributes to a diversity of housing options.**
- **The range and mix of housing options and densities will contribute to the overall housing typologies and forms for the Stittsville community.**

Subsection 4.4 – Parks and Recreation Facilities

Policy 4.4.1 – Identify park priorities within Ottawa’s growth areas

- 1) *The City shall provide parks through the following three mechanisms:*
 - a) *As a condition of development, the City shall acquire land for parks or cash-in-lieu as directed by the Planning Act and the City’s Parkland Dedication By-law or any successor By-law; or*
 - b) *The City may choose to lease or secure parks by agreement from other public agencies such as the National Capital Commission; or*
 - c) *The City may choose to buy land for parks with cash-in-lieu of parkland or through capital expenditures.*
- 2) *All development, regardless of use, shall meet all of the following criteria to the satisfaction of the City:*
 - a) *Consider land acquisition for parks as directed by the Parkland Dedication By-law to meet community needs for both residential and non-residential development, with an*

- emphasis on active recreation amenities and potential cultural development with new parks acquired to address gaps or community needs; and*
- b) Prioritize land for parks on-site over cash-in-lieu of parkland. Cash-in-lieu of parkland shall only be accepted when land or location is not suitable. The land to be conveyed shall, wherever feasible:

 - i. Be a minimum of 400 square metres or as described in the upcoming Land First Policy and updated Park Development Manual as directed by the Parks and Recreation Facilities Master Plan;*
 - ii. Be free of encumbrances above and below ground when land for parks is obtained by parkland dedication; or in the case of land purchases for the creation of new parks in established areas, unless the encumbrances have been approved by the City where reasonable;*
 - iii. Be of a usable shape, topography and size that reflects its intended use;*
 - iv. Meet applicable provincial soil regulations; and*
 - v. Meet the minimum standards for drainage, grading and general condition.**
- 5) The Park Development Manual will set out the park typologies to define and standardize the park development process for projects to the satisfaction of the Department responsible for parks and recreation.*
- 6) Consistent with Subsections 4.8 and 4.9 and Section 7, the following lands and features shall not be considered as part of the parkland dedication, at the discretion of the Department responsible for recreation: Natural Heritage Features as defined by the City's Environmental Impact Study Guidelines, the minimum setback from surface water features, Natural Environment Areas, Significant Wetlands, Open Spaces, Urban Natural Features and Conservation Areas*
- **The proposed development will include a future centralized neighbourhood park and linear urban greenspace to provide future residents with passive and recreational greenspace area.**

Policy 4.4.2 – Guide decision-making for future parks

- 1) A range of park typologies shall be identified in secondary plans and local plans. This does not preclude the City from identifying additional lands for acquisition or dedication.*
- **The proposed development will include a future centralized neighbourhood park and linear urban greenspace to provide future residents with passive and recreational greenspace area.**
 - **The total proposed parkland will be addressed through detailed design.**

Subsection 4.6 – Urban Design

Policy 4.6.5 – Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes

- 1) Development throughout the City shall demonstrate that the intent of applicable Council-approved plans and design guidelines are met.*
- 2) Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent*

street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated.

- The townhouse dwellings will consist of architectural styles, building form, and setbacks that will be compatible with existing and planned future residential development as shown in Figures 10-13.
- Further discussion on the *Fernbank Community Design Plan (2009) Community Design Guidelines* is provided in Section 4 of this report.



Figure 10: Front and rear Craftsman townhouse dwelling elevations prepared by Tamarack Homes.

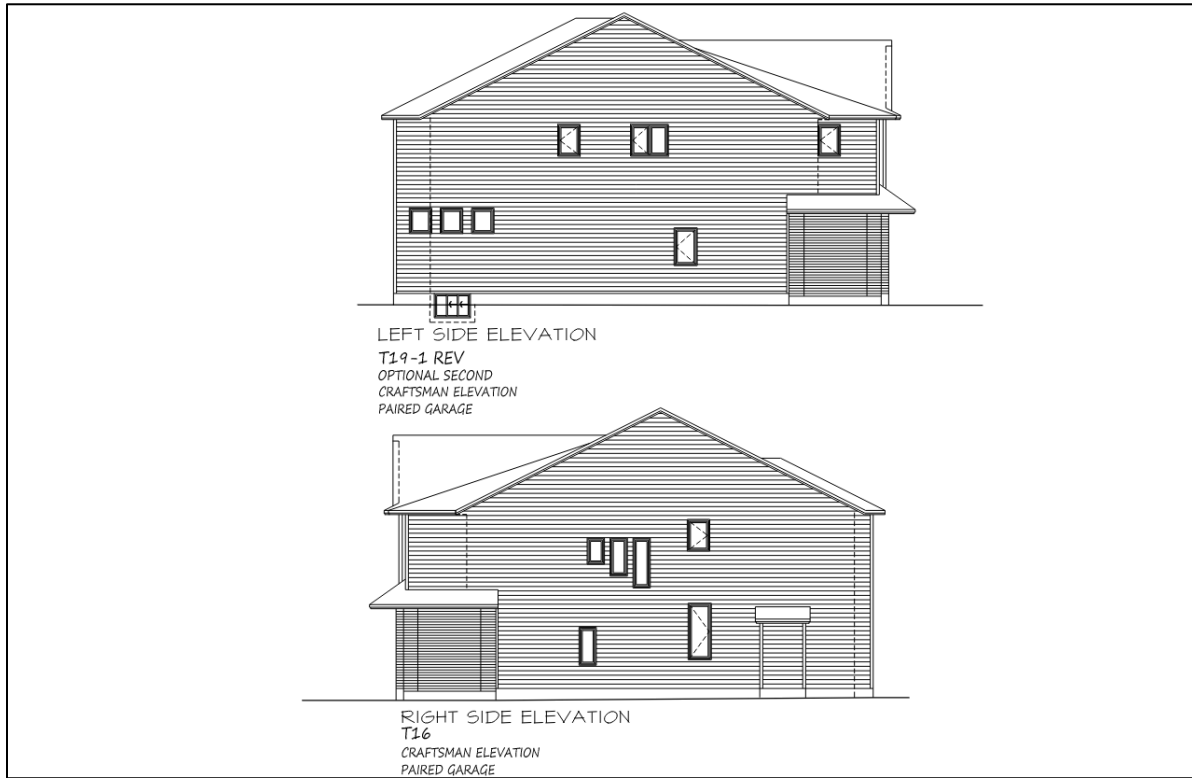


Figure 11: Left and right side Craftsman townhouse dwelling elevations prepared by Tamarack Homes.



Figure 12: Front and rear Modern townhouse dwelling elevations prepared by Tamarack Homes.

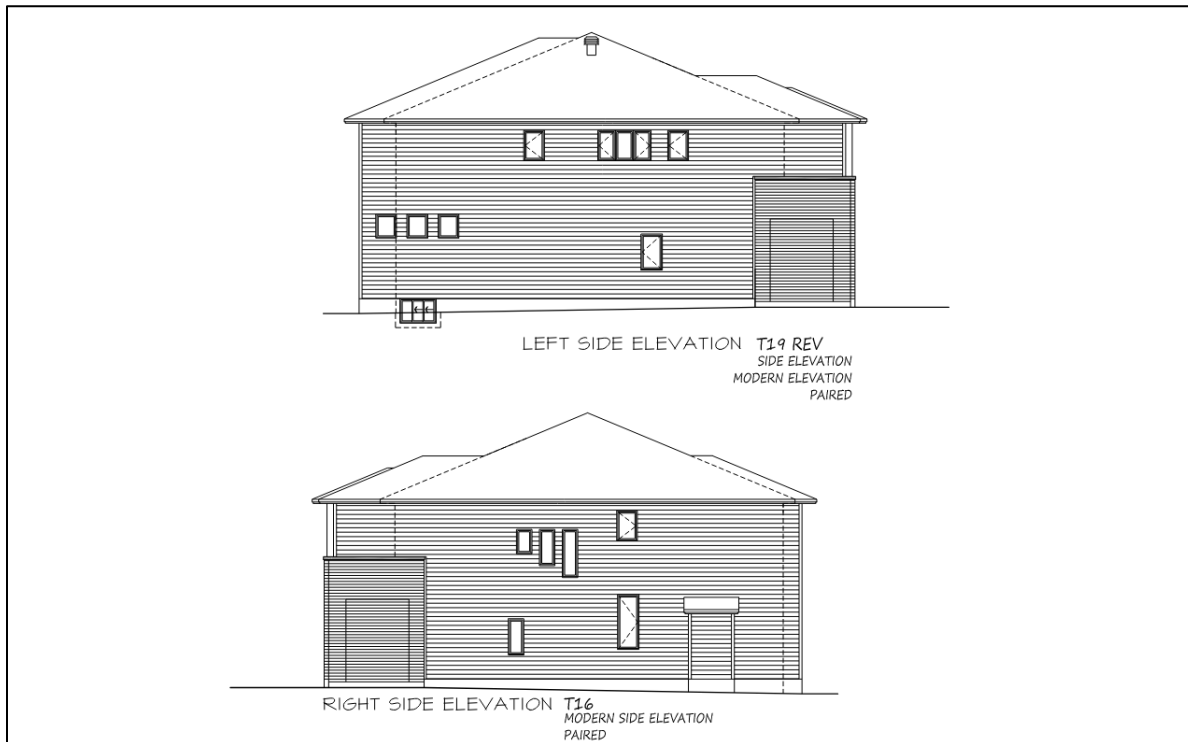


Figure 13: Left and right side Modern townhouse dwelling elevations prepared by Tamarack Homes.

Policy 4.6.6 – Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.

- 1) *Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.*
- **The townhouse dwellings will consist of architectural styles, building form, and setbacks that will be compatible with existing and planned future residential development as shown in Figures 10-13.**

3.2.3 Transect Policy Area

Section 5 of the Official Plan addresses the six concentric policy areas called transects that represent a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (Downtown Core) to least urban (Rural).

Subsection 5.4 – Suburban Transect

The *Suburban Transect* comprises neighbourhoods within the urban boundary located outside the *Greenbelt*. The objectives of the *Suburban Transect* as per *Section 5.4 of the Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, and provide direction for new development.

Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:

- 1) *The Suburban Transect’s established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8.*
 - 2) *The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:*
 - a) *Low-rise within Neighbourhoods;*
 - b) *Low-rise along Minor Corridors, however the following policy direction applies:*
 - i. *Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without an amendment to the Plan;*
 - ii. *Mid-rise buildings above 7 storeys may be permitted through an area-specific policy or secondary plan; and*
 - iii. *High-rise buildings may be permitted through a secondary plan.*
 - 3) *In the Suburban Transect, this Plan shall support:*
 - a) *A range of dwelling unit sizes in:*
 - i. *Multi-unit dwellings in Hubs and on Corridors; and*
 - ii. *Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes*
- **The townhouse dwellings will consist of architectural styles, building form, and setbacks that will be compatible with existing and planned future residential development as shown in Figures 10-13.**
 - **The proposed *Zoning By-law Amendment* will allow townhouses as a permitted land use. The additional land use will contribute to a wider range and mix of housing options, densities, and forms for the Stittsville community.**

3.2.4 Designation

Section 6.3 – Neighbourhoods

The *Official Plan* notes that neighbourhoods are contiguous urban areas that make up the heart of communities. The intent of the *Official Plan* is to allow *Neighbourhoods* to permit a mix of building forms and densities. It is acknowledged that not all *Neighbourhoods* are at the same stage of development, maturity, and evolution. The intent of the *Official Plan* is to reinforce those *Neighbourhoods* that contain all elements and presently function as 15-minute neighbourhoods, guide those that have missing elements to gain them, and enable conditions for future 15-minute neighbourhoods.

Policy 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan

- 2) *Neighbourhoods are designated on the B-series of schedules.*
- 3) *Permitted building heights in Neighbourhoods shall be Low-rise, except:*
 - a) *Where existing zoning or secondary plans allow for greater building heights; or*

- b) *In areas already characterized by taller buildings within the Neighbourhood designation.*
 - 4) *The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:*
 - a) *Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- **It is suggested to remove *Urban Exception 2238* to permit townhouse dwellings as an additional land use, which would include street townhouses on the Subject Site.**
 - **The approved development is a low-rise residential subdivision, and the proposed land use will remain compatible with the surrounding built forms and contributes to the overall housing stock.**

3.2.5 Protection of Health and Safety

Section 10 – Protection of Health and Safety

Environmental conditions whether occurring naturally or not can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In accordance with *Section 10* of the *Official Plan*, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health or safety or of property damage and shall not create new or aggravate existing hazards.

Policy 10.1 – Prevent Injury, loss of life and property damage

Policy 10.1.1 – Natural Hazards: Flooding Hazards and Erosion Hazards

- 1) *Development and site alteration shall not be permitted in the 1 in 100 year flood plain or in an erosion hazard area.*
- **The Subject Site is not situated within any flood plains or unstable slopes as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.4 – Natural Hazards: Unstable soils or bedrock

- 1) *Development shall generally be directed to areas outside of unstable soils or bedrock as defined as a Hazardous Site in the Provincial Policy Statement.*
- **The Subject Site is not situated within unstable slopes or contain any organic soils as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

4.0 OTHER APPLICABLE PLANS OR STUDIES

4.1 Fernbank Community Design Plan (2009)

The *Fernbank Community Design Plan [CDP] (2009)* is a City Council approved document that was developed for the Fernbank Community based on the conditions of the study areas, servicing and transportation elements, the policies of the Official Plan, and through a comprehensive community consultation process consisting of several workshops and public meetings.

Section 4.0 – The Fernbank Community Design Plan

Subsection 4.1 – The Land Use Plan

The Fernbank Land Use Plan includes six (6) general land use categories being low-density residential, medium density residential, high density residential, mixed use, neighbourhood commercial, and open space (including parkland, elementary/secondary schools, stormwater management facilities, Village Green, and transmission corridors).

- **The Subject Site is designated as *Low Density Residential, Neighbourhood Park, and Open Space* as per the *Fernbank CDP Land Use Plan* as shown in Figure 10.**



Figure 14: Fernbank Community Design Plan – Land Use Plan Excerpt.

Subsection 4.2 – Land Use Designations

Policy 4.2.1 – Low Density Residential

The *Low Density Residential* designation land uses will comprise the majority of the housing within the Fernbank Community. The *Low Density Residential* land uses shall include residential dwellings of similar mass and scale including detached dwellings, semi-detached dwellings, and linked detached dwellings. Multiple attached dwelling may also be permitted along arterial roads, along major or minor collector roads, in proximity to community facilities and amenities, along hydro transmission corridors or as a transition between non-residential and low density residential uses.

- The proposed **Zoning By-law Amendment** application is required to remove **Urban Exception 2238** to allow townhouses as a permitted land use on the **Subject Site**. This

will allow for flexible land uses and support modification to unit mixes based on the future market demands.

Policy 4.2.7 – Greenspace Network

The greenspace network is comprised of open space, parks, stormwater management facilities, pathways, and other linkages.

- **Portions of the Subject Site are designated *Neighbourhood Park* and *Open Space*. The proposed development will include a future centralized neighbourhood park and linear urban greenspace to provide future residents with passive and recreational greenspace area.**
- **The total proposed parkland will be addressed through detailed design.**

Section 6.0 Community Design Guidelines

The purpose of the design guidelines is to provide a framework of the design criteria for the overall identity and structure of the Fernbank Community. The design guidelines also include the appearance of new buildings, streetscape, parks, and open spaces within the community.

The following is a summary of the applicable urban design guidelines that have been considered in the layout and design of the proposed development as shown in **Table 1**:

Table 1: Summary of applicable Community Design Guidelines from the Fernbank Community Design Plan (2009) as it relates to the proposed development.

Guideline (G) Topics	Proposed Development
6.4 – Community Streetscape (G: 6.4.1 – 6.4.4)	Local roadways are proposed within the subdivision to provide opportunities for landscaped boulevards, street trees, and connections to the surrounding community (G: 6.4.3).
6.5 – Parks and Open Space (G: 6.5.1 – 6.5.5)	Parkland for the proposed development will be addressed through parkland dedication. The future public park block will be dedicated to the City of Ottawa (G: 6.5.2). New pathways will connect to the existing community (G: 6.5.4).
6.6 – Site Design and Built Form Guidelines (G: 6.6.1 – 6.6.6)	The proposed townhouse dwellings will provide additional housing typologies (G: 6.6.2). The low-rise residential subdivision will consist of architectural styles, building form, and setbacks that will be compatible with existing and planned future residential development (G: 6.6.2).

5.0 CONCLUSION

It is our assessment that the suggested proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and *Fernbank Community Design Plan (2009)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. This Planning Rationale Brief supports the proposed *Zoning By-law Amendment* application.

The proposed development is an appropriate and desirable addition to the Stittsville community and represents good planning.

Yours truly,

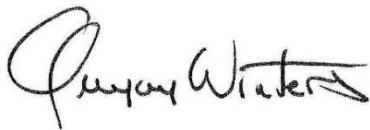
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Appendix A
Preliminary 4M-Plan
Prepared by Stantec

