

August 21, 2026

Stream Shen, Planner III
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Re: Caivan (Stittsville) Inc.
Zoning By-law Amendment, Draft Plan of Subdivision
(5971 Flewellyn Rd and 1770 Shea Rd)
City File Nos.: D07-16-25-0011 (Plan of Subdivision) and D02-02-24-0045 (Zoning By-law Amendment)

Dear Mr. Shen,

This letter accompanies a resubmission of the Draft Plan of Subdivision (“DPS”) and the Zoning By-law Amendment (“ZBA”) applications for the properties known municipally as 5971 Flewellyn Road and 1770 Shea Road (collectively, the “East Parcel”), forming part of the broader Magnolia community. The resubmission incorporates the recently acquired property at 5971 Flewellyn Road, resulting in refinements to the concept plan layout that improve the overall configuration while maintaining the plan’s fundamental functionality. The property at 5971 Flewellyn Road was previously included in the Official Plan Amendment application, City File No. D01-01-24-0017.

As a result of the refinements to the ‘East Parcel’ plan following the acquisition of 5971 Flewellyn Road, corresponding adjustments have been made to a portion of the adjacent Draft Plan (West Parcel) to maintain an efficient and cohesive overall plan. Accordingly, this resubmission includes an updated Draft Plan for a portion of the West Parcel, generally located east of the hydro corridor, herein referred to as the ‘Expanded Area.’ The DPS application for the Expanded Area is currently being advanced under a separate application (City File No. D07-16-24-0020). A separate Planning Report prepared by Goldberg Group dated February 3, 2026, supports the DPS application for the West Parcel, including the Expanded Area. The most recent resubmission to the City of Ottawa for the DPS was made on March 18, 2026.

Additionally, the Expanded Area is proposed to be incorporated into the ZBA application for the subject site (the East Parcel), ensuring that the zoning framework appropriately reflects the integrated nature of the proposed community. The Expanded Area is currently being advanced under a separate application (City File No. D02-02-25-0042). A separate Planning Report prepared by Goldberg Group dated February 3, 2026, supports the ZBA application for the West Parcel, including the Expanded Area. The most recent correspondence with the City of Ottawa for the ZBLA is dated July 24, 2026.

The East Parcel is planned to be fully integrated with the West Parcel including the Expanded Area through shared collector road, servicing, and stormwater management infrastructure, and all supporting technical studies have been undertaken on a combined basis. An accompanying figure has been included to delineate the West Parcel, Expanded Area, and East Parcel to illustrate the relationship within the broader Magnolia community.

All applications have been prepared through a concept plan and pre-consultation process undertaken with City staff from Policy, Development Review, Infrastructure, Transportation, and Natural Systems, including two Public Open Houses (February 29, 2024 and July 18, 2024) and multiple working group sessions.

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Application History

The OPA, ZBLA, and DPS applications for the entire Magnolia community (the West Parcel, East Parcel, and expanded area) were originally submitted to the City on August 14, 2024. Following the City's September 11, 2024 Notice of Incomplete Application, Caivan made a resubmission on October 8, 2024 which scoped the OPA to the East Parcel and addressed the items identified through a comprehensive response matrix and updated technical materials. Subsequently, a separate Official Plan Amendment was submitted for West Parcel (including the expanded area), City File No. D01-01-24-0024.

On September 24, 2025, City Council approved the Official Plan Amendment for the West Parcel (including the expanded area), including the Stittsville South Concept Plan and the associated Scoped Master Servicing Study, Transportation Report, Environmental Impact Study, and Community Energy Plan under File No. ACS2025-PDB-PSX-0052. These technical studies were prepared on a combined basis covering both the West and East Parcels, and the resulting Area Specific Policies and Concept Plan address the orderly, integrated development of the entire Magnolia subdivision, with shared servicing, stormwater, and transportation infrastructure spanning both parcels. The accompanying staff reports acknowledge that 5971 Flewellyn Road, 1770 Shea Road, and 1820 Shea Road were assessed as part of the Stittsville South Concept Plan process to ensure consistent, orderly development. The materials submitted with this resubmission are consistent with that Council-approved framework.

On June 8, 2026, Draft Plan of Subdivision (File No. D07-16-24-0020) was approved, subject to conditions included in the Delegated Authority Report. The appeal period ended on June 28, 2026 with the Draft Plan of Subdivision approved on June 29, 2026.

Supporting Studies and Reports

Please find included with the East Parcel draft plan and zoning by-law amendment resubmission the following studies/reports for the application:

- Planning Report – prepared by Goldberg Group – *dated August 21, 2026*
- Geotechnical Investigation – prepared by Paterson Group – *dated April 24, 2026*
- Hydrogeological Existing Conditions Report – prepared by Paterson Group – *dated April 24, 2026*
- Groundwater Impact Assessment – Prepared by Paterson Group – *dated April 24, 2026*
- Water Budget Report – prepared by Paterson Group – *dated April 24, 2026*
- Phase 1 Environmental Site Assessment Update – prepared by Paterson Group – *dated May 7, 2026*
- Environmental Impact Study – prepared by Kilgour & Associates Ltd. – *dated May 8, 2025*
- Draft Plan of Subdivision – prepared by J.D. Barnes Ltd. – *dated April 15th, 2025*
- Plan of Survey (PLAN 4R-34545) - prepared by J. D. Barnes Ltd. - *dated April 8, 2022*
- Plan of Survey (PLAN 4R-34873) - prepared by J. D. Barnes Ltd – *dated August 31, 2022*
- Functional Servicing Report – prepared by David Schaeffer Engineering Ltd. – *May 2026*
- Traffic Impact Assessment – prepared by CGH Transportation – *dated May 2026*
- Urban Design Brief – prepared by NAK Design Strategies – *dated May 2026*
- Parking Plan – prepared by NAK Design Strategies – *dated May 6, 2026*
- Preliminary Streetscape Plan– prepared by NAK Design Strategies – *dated May 6, 2026*
- Park Fit Plans – prepared by NAK Design Strategies – *dated May 6, 2026*
- Noise Report – prepared by Gradient Wind – *dated April 30th, 2026*
- Stages 1, 2 and 3 Archaeological Assessments – prepared by Matrix Heritage – *dated February 1, 2022, September 6, 2022, and October 2022, respectively*

- Stages 1 and 2 Archaeological Assessments (5971 Flewellyn) – prepared by Matrix Heritage – *dated June 2, 2026*

Next Steps

In summary, this letter and submission include the following updates:

- Updated Draft Plan and supporting reports for the East Parcel to reflect the recently acquired property at 5971 Flewellyn Road
- Updated portion of the West Parcel Draft Plan within the Expanded Area due to the contiguous relationship with the East Parcel
- Proposed consolidation of the Zoning By-Law Amendment applications for the Expanded Area and East Parcel, with the West Parcel continuing to be subject to application with City File No. D02-02-24-0042

We welcome the opportunity to meet with your team to walk through this resubmission. We look forward to your team's review and to continued dialogue as we work toward approval of the Draft Plan of Subdivision and Zoning By-law Amendment applications.

Please do not hesitate to contact me directly should you require any clarification or additional information.

Sincerely,

Bronwyn Anderson
Vice President, Land Development