

Block 22 (200 Codd's Road) - Wateridge Village

Applications for Site Plan Control and Plan of Condominium

Date:

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Prepared for:

Mattamy Homes

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Project/File:

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1 Introduction

Stantec Consulting Ltd. (“Stantec”) has prepared this Planning Brief in support of a proposed residential development by Mattamy Homes at 200 Codd’s Road (the “subject site”) in the City of Ottawa. The proposal consists of 185 total dwelling units (46 street townhouses, 45 rear lane townhouses, and 94 back-to-back townhouses), an internal private road network, visitor parking, landscaping, snow storage, amenity area, and stormwater management.

The proposal requires *Planning Act* approvals through applications for Site Plan Control, Plan of Condominium (common elements), and Minor Variance. The purpose of this Planning Brief is to detail the context of the site and surrounding area, describe the proposed development and noted *Planning Act* applications, and summarize the applicable regulatory framework to demonstrate the appropriateness of the proposal from a land use planning perspective.

While a comprehensive Planning Rationale is not required for the application as a result of the City of Ottawa implementing parts of the Housing Acceleration Plan through OPA 47, this Planning Brief is prepared and submitted on behalf of the applications to aid in the review of the applications.

1.1 Site and Surrounding Context

The site is vacant and is located in Ward 13 – Rideau-Rockcliffe within the City of Ottawa. Specifically, the property is located in the Wateridge Village neighbourhood and is legally described as Part of Lot 24, Concession 1 (Ottawa Front), Registered Plan 4M-1559.. The site is regular in shape, is approximately 3.69 hectares in total area, and is bounded by parklands to the north, west, and east, and the future Codd’s Road to the south. The following lands uses and features surround the site:

- North Open space and parklands owned by Canada Lands Company (CLC);
- South Vacant lands to be developed with streets and mid-rise building forms;
- East Open space and parklands owned by Canada Lands Company (CLC); and,
- West Open space and parklands owned by Canada Lands Company (CLC).



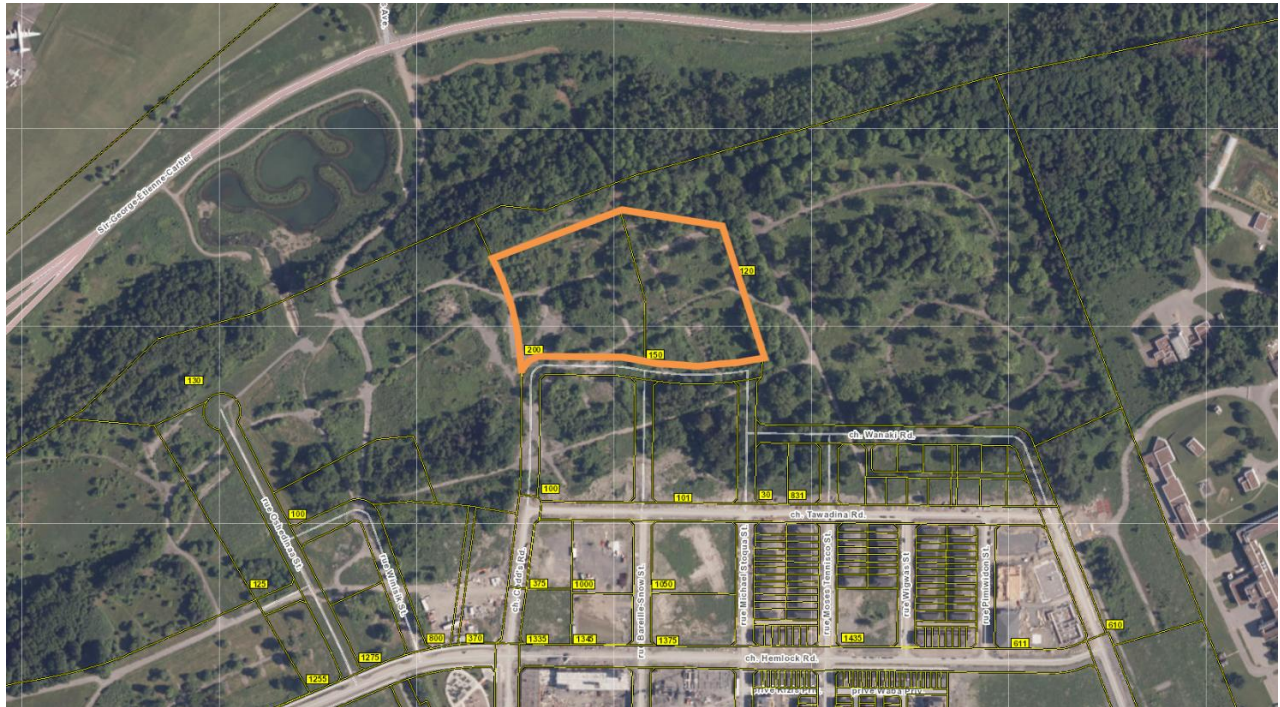


Figure 1. Location Plan

1.2 Proposed Development and Applications

The proposal is described as a low-rise, medium-density residential development, and consists of the following:

- 185 total dwelling units (46 street townhouses, 45 rear lane townhouses, and 94 back-to-back townhouses).
- Internal private road network that provides for two-way traffic and a looped connection through the site. Two private approaches are proposed from Codd's Road. The first is between Blocks 20 and 21, and the second between Blocks 22 and 23 which is aligned with the proposed street grid network (See Figure 2). None of the proposed units will have individual private approaches from the surrounding public right-of-way (ROW).
- The rear lane townhomes are situated along the western and southern perimeter of the site and include attached garages adjacent the looped private road. Townhome rows range from 3-6 dwelling units.
- The back-to-back townhomes are proposed within the centre of the site, and each contain a shared driveway and attached garage. Blocks of dwelling units range from 8-12 units.
- The street townhomes are situated along the northern and eastern perimeter of the site and have shared driveways and attached garages. Blocks of dwelling units range from 6-7 units.



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- 7 visitor parking stalls (parallel) along proposed Street 2.
- Site landscaping will consist of a mix of plantings (trees, shrubs, and ground cover). Snow storage is proposed adjacent to Block 23.
- Walkways are proposed throughout the site connecting Codd's Road to the surrounding parkland. They extend north to south along Street 4, and east to west along Street 1.



Figure 2. Site Plan (Korsiak, dated March 25, 2026)

The proposal on the site has evolved since the preconsultation meeting (December 9, 2026) in response to comments from the City and the Wateridge Village Community Association. Mainly, to remain consistent with the policies of the Secondary Plan, the site has been reconfigured so that the townhouse dwellings with backyards are located along the lot lines to the west, north, and east, facing onto the surrounding parkland. For additional connectivity, pedestrian walkways are proposed, providing north-south and east-west access from the site to the surrounding parklands and the remainder of the subdivision. The street network has been reoriented to be situated within the site away from the lot lines. The proposed road network has been designed to align with the planned intersections of the subdivision.



The intent is to submit concurrent applications for Site Plan Control and Plan of Condominium (common elements). Once these applications have progressed to a point where changes to the site plan are no longer anticipated, then a Minor Variance application would be submitted to the Committee of Adjustment.

The proposed type of condominium is a common elements condominium that will serve to establish and delineate the portions of the property to be shared amongst the individual dwelling owners. Shared property will include everything outside of individual parcels of tied land (POTL), while the POTLs will be limited to the dwelling units and their respective driveways and property/parcel to be created through a future application to exempt part lot control. Accordingly, shared property/common elements will include the private road network, servicing and stormwater management, amenity area, snow storage areas, east-west central walkway, visitor parking spaces, and certain landscape areas.

Further details regarding the proposed condominium, including the draft plan, will be provided once the site plan application review has begun and the site plan is no longer anticipated to change in response to comments.

2 Regulatory Framework Summary

This section reviews the policy context of the site and the proposed development.

2.1 Official Plan, 2022

The property is designated Neighbourhood within the Inner Urban Transect on Schedule B2 of the OP.

Section 5.2 addresses the Inner Urban Transect. Section 5.2.1 - Enhance or establish an urban pattern of built form, site design and mix of uses, states:

1) The Inner Urban Transect's built form and site design includes both urban and suburban characteristics as described in Table 6. Its intended pattern is urban.

3) The Inner Urban Transect is generally planned for mid- to high-density development, subject to: a) Proximity and access to frequent street transit or rapid transit; b) Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in Subsection 4.6, or as a result of the application of heritage conservation policies in Subsection 4.5; and c) Resolution of any constraints in water, sewer and stormwater capacity.

The proposed development is consistent with the intent of the OP by providing a higher-density low-rise development on an appropriately designated lot. The proposed types of townhouse dwellings are a permitted use per the designation and provide a range of housing options on the site in a compact built form, allowing more units to be provided on the property.



The Neighbourhood designation generally permits low-rise building heights, except where existing zoning or secondary plans allow for greater building heights (Section 6.3.1, 2). A portion of the property is subject to the Evolving Neighbourhood Overlay, which is intended to support intensification to gradually evolve areas from a suburban to a more urban built form (Section 5.6.1). While the site’s zoning and secondary plan designation permit greater building heights on the property, the proposed low-rise townhouse built form is appropriate for the site as it provides a transition in building height, massing, and density from the higher-density low-to-mid-rise development blocks to the south to the natural area surrounding the site to the north, west, and east.

The proposed residential land use, form, and site layout conform to the applicable policies of the OP.

2.2 Wateridge Village Secondary Plan, 2022

The Wateridge Village Secondary Plan, 2022 (SP) aims to create a “a contemporary mixed-use community that is walkable, cycling-supportive, transit-oriented and built at a human scale”.

The site is designated Low-Rise to Mid-Rise Neighbourhood on Schedule A of the SP.



Figure 3. Schedule A – Designation Plan, Wateridge Village Secondary Plan

For lands identified as Low-Rise to Mid-Rise Neighbourhood, the SP permits “the development of a wide range of housing types in order to accommodate the needs of a diversity of future residents and households” (Section 2.1). Specifically, it intends “to permit a limited area of lower-density neighbourhood development and a larger area of medium-density neighbourhood development”, providing a transition between existing low-density neighbourhoods and future high-density areas.

Schedule A identifies the eastern and western borders of the site for Building Frontages. Section 3, Policy 4 of the SP states that “above grade parking garages or parking structures are not permitted along active Building Frontages”. There is an internal street network proposed throughout the site, with buildings on the perimeters along the lot lines. Resident parking is provided within attached garages, most of which are



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 2 Regulatory Framework Summary

accessed through shared driveways. Visitor parking is proposed along Street 2 within the site. Greenspace and landscaping are proposed throughout the site. No parking garages, structures, or lots are proposed on the site.

The SP sets out minimum residential densities for Wateridge Village. The site is designated for a minimum density of 105 units per net hectare on Schedule C of the SP.

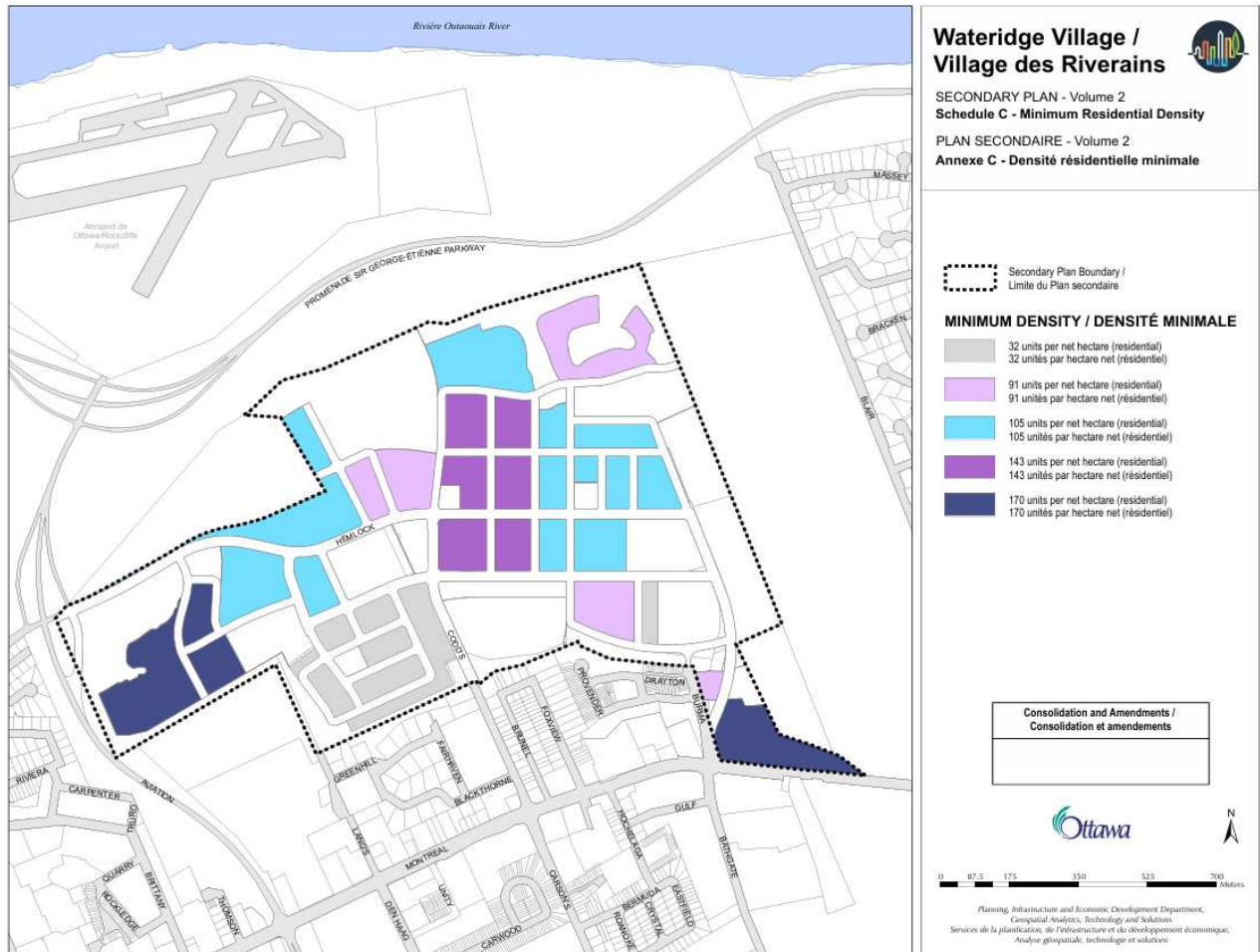


Figure 4. Schedule C – Minimum Residential Density, Wateridge Village Secondary Plan

The calculation for net hectare is the lot area excluding the private roads, as detailed in Volume 1 of the OP. The site is 3.69 hectares in area, with approximately 0.73 hectares dedicated to private roads, so the net hectare of the site is 2.97 hectares. The current proposal for 185 townhouses on the site provides a density of approximately 62.3 units per net hectare, which is below the 105 units per net hectare identified by the SP.

Section 6.2 Master Concept Plan, Policy 5, states:



Each neighbourhood and mixed-use designation have a minimum density requirement. Master concept plans will illustrate how the required minimum density will be achieved. Within the area described by the master concept plan, certain individual buildings may have densities lower than the minimum required, however, the overall average density for the area covered by the master concept plan must meet the minimums identified in this secondary plan.

The total required unit count per the SP minimum density is approximately 926 units for Phases 6 and 7. It is understood that all blocks within this phase have development proposals, with the exception of Block 20. Block 20 is located within the Community Core which is fully either built and occupied, are approved and under construction, or have proposals on them. The blocks within the Community Core have exceeded the SP minimum requirements by more than double. Based on this, it is safe to assume that Block 20 will follow the same trend and provide more density than required by the SP. A letter from CLC dated December 12, 2025 provides a breakdown of the calculations on a block-by-block basis, and this letter was relied upon for this report and will be submitted with the applications.

While the site provides a density of 62.3 units per net hectare, the overall residential density of Phases 6 and 7 of Wateridge Village is on track to exceed the SP minimum densities. This means that the overall residential density will balance out and be consistent with the overall SP target even though Block 22 provides a lower residential density. These details have been reviewed with City staff through preconsultation.

From a built form perspective, townhouse dwellings are a more appropriate option than mid-rise forms as they allow for greater range in layout, sizing, function, and design mix. This desirable building form also helps to increase the areas availability of larger units that are more family oriented. As detailed in the letter from CLC dated December 12, 2025, most approved or proposed units in Wateridge so far are smaller apartment style units, with only 14% of the approved or proposed units being larger, family-supportive unit types such as single-detached, semi-detached and ground-oriented townhouses.

The proposed development is consistent with the intent of the SP, providing a compatible low-rise built form with an appropriate density. The townhouse development represents a suitable urban form that transitions between the higher-density mixed-use blocks to the south and the surrounding open space and parkland. The proposed density meets the SP requirements and contributes to a desirable larger-unit built form in the area.

2.3 Former CFB Rockcliffe Community Design Plan, 2015

The CDP is a Council-approved design and visioning document that does not have the same statutory authority as the Official Plan. These documents are intended to guide change in areas of the City that are targeted for growth and improvement as directed by the Official Plan. Typically, the guidance provided in community design plans translates into Secondary Plans that form part of the Official Plan, as is the case with the Former CFB Rockcliffe lands.



The site is identified as Low to Mid-Rise Residential, which generally permits residential uses including single-detached, semi-detached, duplex, townhouses, and low-rise and mid-rise apartment buildings. The proposed use, built form, and design of the site is permitted within the CDP.

The proposed residential land use and form appropriately considers the applicable intent of the CDP.

2.4 Zoning By-law

The new Zoning By-law 2026-50 (the “new by-law”) was approved by Ottawa City Council on January 28, 2026, and enacted on March 11, 2026. The new by-law will repeal and replace the Zoning By-law 2008-250 (the “former by-law”), except for Part 19 – Section 37 Provisions. The City of Ottawa Zoning By-law will implement the policies and intent of the Official Plan, approved in 2022. Following Council adoption of the new by-law, but prior its approval by the Ontario Land Tribunal, the former Zoning By-law 2008 250 and the new City of Ottawa Zoning By-law will both be in effect, with the most restrictive provisions of either by-law applying in the interim. It is anticipated that a decision from the Ontario Land Tribunal will be issued by September 2026, at which time the unappealed portions of the City of Ottawa Zoning By-law will be in effect.

Under the former by-law, the site is zoned Residential Fifth Density, Subzone Y, subject to urban exceptions 2312 and 2312 - R5Y [2312] and R5Y [2313]. Under the new by-law, the site is zoned Neighbourhood 5, Subzone B, subject to urban exceptions 2312 and 2312 - N5B [2312] and N5B [2313]. Both the R4 and N5 zones intend to permit a full range of housing options and to regulate development to maintain residential character and compatibility with existing land use patterns.

The site’s zoning permits a wide range of residential uses, including the proposed planned unit development (PUD) consisting of townhouse dwellings. The proposal requires zoning relief from six provisions / performance standards of the ZBL. Appendix A of this report provides a zoning review for the proposal against both the former by-law and new by-law. Required zoning relief will be sought through a Minor Variance application once the site plan is no longer expected to change as part of the site plan control process.

3 Conclusion

The proposed low-rise residential development represents a permitted land use, form, and site layout which appropriately addresses applicable planning policy. Further, the proposal seeks to address feedback received during pre-application consultation with the City, including comments from the Community Association. It is our opinion that the proposal represents good land use planning that is in the public interest.



Appendix A Zoning By-law Review

Table 1. Subzone, Planned Unit Development, Exception

R5Y [2312] and R5Y [2313]				N5B [2312] and N5B [2313]			
Section	Provisions	Requirement / Permission	Proposed	Section	Provisions	Requirement / Permission	Proposed
163(1)	Permitted Uses / Principal Dwelling Types	- Planned Unit Development (PUD) - Townhouse	- PUD - Townhouse	801, 1, a	Permitted Uses	Dwelling Unit	Dwelling Unit (Townhouse)
				Table 801A (i)	Maximum number of dwelling units	n/a	185 dwelling units
Table 164A	Min. lot width (PUD)	NA	Approx. 230 m	Table 801B	Min. lot width	7.5m	Approx. 230 m
Table 164A	Min. lot area (PUD)	1,400 m ²	3.7 ha				
Table 164A	Min. front yard setback (PUD)	3 m	3m along Codd's	Table 801B	Min. front yard setback	4.5 m	Non-compliant 3m along Codd's
Table 164A	Min. interior side yard setback (PUD)	3 m	5.11 m	Table 801B	Min. total interior side yard setback	1.8 m	5.11 m
Table 164A	Min. rear yard setback (PUD)	3 m	6 m	Table 801B & 7(e)	Min. rear yard setback	25% of lot depth, not required to exceed 7.5 m	6m
Exception 2312 and 2313	Setback for lot line abutting a park	5 m	5.11 m	Exception 2312 and 2313	Setback for lot line abutting a park	5 m	5.11 m
Exception 2312 and 2313	Max. front, rear, and side yard setbacks for a townhouse within a PUD	6 m	Non-compliant Interior side yard: 9.47 m	Exception 2312 and 2313	Max. front, rear, and side yard setbacks for a townhouse within a PUD	6 m	Non-compliant Interior side yard: 9.47 m
Table 164A	Max. building height (Townhouse)	11 m	Rear lane: 9.97 m Street towns: 10.49 m Non-compliant Back to back: 11.23 m	Table 164A	Max. building height (Townhouse)	11 m	Rear lane: 9.97 m Street towns: 10.49 m Non-compliant Back to back: 11.23 m
Exception 2312 and 2313	Min. separation distance between buildings within a PUD	3 m	3.1 m	Exception 2312 and 2313	Min. separation distance between buildings within a PUD	3 m	3.1 m
Table 131(1)	Min. width of a private way	6 m	6.7 m	703, 4	Min. width of a private way	6 m	6.7 m
Table 131(2)	Min. setback for any wall of a residential use building to a private way	1.8 m	Non-compliant 0.68 m	703, 3	Min. setback of a building to a private way	1.8 m	Non-compliant 0.68 m
Table 131(3)	Min. setback for any garage or carport entrance from a private way	5.2 m	Non-compliant 0.68 m	703, 4	Min. setback for any garage or carport entrance from a private way	5.2 m	Non-compliant 0.68 m
Table 131(5)(b)	Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres.	8.5 m	9.3m				
Table 131(6)(a)	In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport.		Non-driveway space between building front walls and private way consist of soft landscaping	703, 5	Min. soft landscaping	(a) a minimum of 25 per cent of the lot area of the planned unit development must be provided as soft landscaped area; (b) despite clause (5)(a), walkways may traverse areas used for the minimum soft landscaped area, and where located within an area used for soft landscaping may count toward the minimum requirement;	More than 25% of the lot area consists of soft landscaping



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Table 131(6)(b)	In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.	Driveway widths match garage widths.				
			703, 6 & 802(10), (11)	Front yard landscaping	A contiguous area of soft landscaping must be provided abutting the front lot line – 40% of the yard for a lot with a width 12m or more Walkways may traverse the area required for soft landscaping and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.	Approx. more than 40% of the front yard consists of soft landscaping

Table 2. Parking

R5Y [2312] and R5Y [2313]				N5B [2312] and N5B [2313]			
Section	Provisions	Requirement / Permission	Proposed	Section	Provisions	Requirement / Permission	Proposed
101(3) & Table 101	Min. required resident parking within Area X of Schedule 1A	Townhouse: 0.75 per dwelling unit (185)(0.75) = 139 resident spaces	279 resident spaces within the garages of each respective dwelling unit (1 per unit for the street towns and back to back towns, 2 per unit for the back to back)				
102 & Table 102	Min. required visitor parking within Area X of Schedule 1A	Townhouse with garage and driveway: Exempt per 102(4)	140 visitor spaces within the driveways of each respective dwelling unit	603 (6)	Min. visitor parking space rates	In the case of a vertically attached dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as that dwelling unit, and in the case of a planned unit development, where a vertically attached dwelling unit has a driveway accessing its own garage or carport; no visitor parking is required for that dwelling unit nor its additional dwelling units.	140 visitor spaces within the driveways of each respective dwelling unit
		Townhouse with garage and without driveway: 0.1 per dwelling unit minus the first 12 dwelling units: (45-12)(0.1) = 4 visitor spaces	7 visitor spaces (parallel spaces provided along the proposed Street 2)	603 (1) & (3)(a)	Min. visitor parking space rates	Area C on Schedule A3: 0.1 spaces per dwelling unit minus the first 24 dwelling units (45-24)(0.1) = 3 visitor spaces	7 visitor spaces (parallel spaces provided along the proposed Street 2)
106(1) & (2)	Any motor vehicle parking space must be:	Min. width: 2.6 m Max. width: 3.1 m Min. length: 5.2 m Min. length (parallel): 6.7 m	Regular spaces: at least 2.6 m x 5.2 m Parallel spaces: 2.6 m x 6.7 m	605 (1) & (3)	Any motor vehicle parking space must be:	Min. width: 2.6 m Max. width: 3.1 m Min. length: 5.2 m Min. length (parallel): 6.7 m	Regular spaces: at least 2.6 m x 5.2 m Parallel spaces: 2.6 m x 6.7 m



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Table 3. Projections

R5Y [2312] and R5Y [2313]				N5B [2312] and N5B [2313]			
Section	Provisions	Requirement / Permission	Proposed	Section	Provisions	Requirement / Permission	Proposed
Table 65 (5)	Permitted projections into yards: (5) Fire escapes, open stairways, stoop, landing, steps and ramps	i) where at or below the floor level of the first floor: 1. in the case of the interior side yard or rear yard: no limit, and 2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line	1.48 m	204(12)	Permitted projections into yards Fire escapes, landings, open stairways, steps, or ramps	(a) where at or below the first floor: (i) in the front or exterior side yards the minimum setback from a lot line is 0.6 metres; and (ii) in the rear or interior side yards no minimum setback.	1.48 m
Table 65 (6)	Permitted projections into yards: Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	(a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: (i) in the interior side yard and rear yard: no limit (ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line; and (c) In all other cases: 2 metres, but no closer than 1 metre from any lot line.	Projects 1.25m, no closer than 1.5m to a lot line	204 (9)	Permitted projections into yards For balcony, deck, platform, porch, or verandah features	(c) for residential use buildings, features projecting into the rear yard above the first floor of the building: (iii) for deck or balcony, a 1.5 metre high opaque screen must be provided facing an interior side lot line within 1.5 metres of the interior side lot line of lots zoned N1-N6 – Neighbourhood.	> 1.5m high opaque screen provided, where required, on decks and balconies above the first floor (this contemplates the site being parcelized so each dwelling unit is an individual lot).
						(d) for uncovered or unenclosed features where the walking surface is not higher than 0.6 metres above the adjacent ground: (i) in the front or exterior side yard: 1. the minimum setback from a lot line is 1 metre; and 2. the maximum projection is the greater of 2 metres or 50 per cent of the required yard. (ii) in the rear and interior side yard there is no minimum setback or maximum projection. (e) In all other cases: (i) the minimum setback from a lot line is 1 metre; and (ii) the maximum projection is 2 metres.	Projects 1.25m, no closer than 1.5m to a lot line





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