

ZONING CONFIRMATION REPORT 6115, AND 6145 FLEWELLYN – (R4Z) STITTSVILLE MAGNOLIA SITE PLAN

FEBRUARY 2026

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1 Project Information

Review Date:	November 20, 2025	Official Plan Designation	Neighbourhood – Suburban Transect
Municipal Address:	6115 and 6145 Flewellyn Rd	Legal Description:	Part 2 plan 5R-11035 and Part 1 Plan 4R-34545
Scope of Work:	A planned unit development consisting of 268 stacked townhouse condominiums is proposed to be constructed on the subject site. Re-zoning of the subject lands from R3YY[2766] to R4Z[YYYY] is sought to facilitate this development. A Zoning By-law Amendment application (D02-02-24-0042) was submitted independently of the Site Plan Control application and is currently under review. The site has recently been the subject of an Official Plan Amendment.		
Existing (Proposed) Zoning Code:	Existing: RU & RR Proposed: R4Z[YYYY]	By-law Number:	2008-250
Schedule 1/1A Area:	Area D	Overlays Applicable:	None

2 Zoning Review

Zoning Provisions (Proposed Zone – R4Z[YYYY])	By-law Requirement or Applicable Section Exception or Schedule Reference	Provided	Compliant (Y/N)
Principal Land Uses R4Z	- apartment dwelling, low rise - bed and breakfast - detached dwelling - diplomatic mission - duplex dwelling - group home - home-based business - home-based daycare - linked-detached dwelling, - park - planned unit development - retirement home converted - retirement home - rooming house	planned unit development (stacked dwelling)	Y

	• additional dwelling unit • semi-detached dwelling • stacked dwelling • three-unit dwelling • townhouse dwelling • urban agriculture		
Minimum Lot Width	18 m	128.7 m	Y
Minimum Lot Area	1400 m ²	23,732.97 m ²	Y
Maximum Building Height	15 m	13.5 m	Y
Minimum Front Yard Setback [YYYY]	*3 m	5.1 m	Y
Minimum Corner Side Yard Setback [YYYY]	*3 m	4.1 m	Y
Minimum Rear Yard Setback [YYYY]	*3 m	6.05 m	Y
Minimum Interior Side Yard Setback [YYYY]	*3 m	6.05 m	Y
Required Landscaping	30%	38 %	Y
Parking Spaces – Section 101 [YYYY]	*268	268	Y
Visitor Parking Spaces – Section 102 [YYYY]	*27	22	N
Minimum Aisle Width – Section 107	6 m	6.1 m	Y
Parking Landscape Buffer – Section 110	3 m	2.1 m	N
Parking Landscaping Area – Section 110	15%	19.87 %	Y
Refuse Collection – Section 110	Enclosure 9 m from lot line abutting a street	>38 m	Y
	Enclosure 3 m from lot line	>38 m	Y
	No opaque screening required for in-ground containers (section 110(3) d)	In-ground containers provided	Y
Bicycle Parking Spaces – Section 111	134	135	Y
Planned Unit Development	6 m	6.1 m	Y

Minimum Width of Private Way – Section 131(Table 131 (1))			
Planned Unit Development Minimum Setback to Private Way – Section 131(Table 131 (2))	1.8 m	2.9 m	Y
Planned Unit Development Minimum Separation Between Buildings – Section 131(Table 131 (4))	1.2 m	6.05 m	Y
Amenity Area – Section 137	Total Amenity Area – 1608 m ²	4289.54 m ²	Y
	Communal Amenity Area – 804 m ²	1193.1 m ²	Y

* Pending approval of Zoning By-law Amendment application (D02-02-24-0042)

3 Comments / Calculations

3.1 Zoning Review Based on Proposed Zone

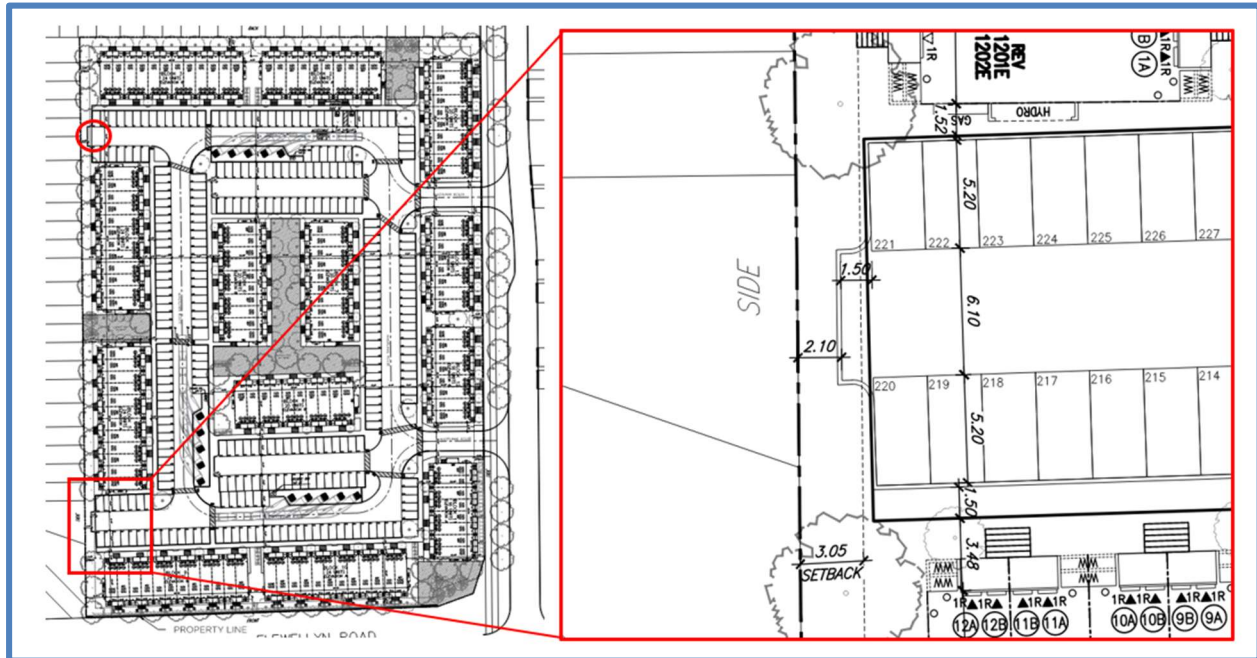
This report has been prepared with the understanding that the provisions of the proposed Zoning By-law Amendment application (D02-02-24-0042) will be approved. The zoning amendment was submitted separately, and it is anticipated that it will be approved imminently. We note that site plan can not be approved until zoning is established.

3.2 Parking Landscape Buffer

The parking landscape buffer required by section 110, Table 110, is 3 metres. However, two locations on the site plan require turnaround areas that are within 2.1 metres of a property line. These turnarounds are required to access parking stalls that are otherwise outside of the 3 metre landscape buffer. Figure 1 demonstrates that the placement of this structure has very little impact to the overall landscaping on the site.

A site specific reduction to the landscape buffer provision will be requested though a modification to the previously submitted zoning amendment that is currently under review.

Figure 1: Turnaround Structure in 3 Metre Landscape Buffer



3.3 Calculation of Required Parking – Section 101

Parking requirements are specified as per provision 1 of Section 101 “*Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below*”. As per Table 101, stacked dwellings in Area D require parking spaces at a rate of “*1 per dwelling unit*”. This would require 268 parking spaces.

A Zoning By-law Amendment application (D02-02-24-0042) is under review which proposes to amend the rate required in Table 101 to “*1 per dwelling unit*”.

Based on this amended rate, 268 parking spaces would be required (see **Table 1**).

Table 1: Parking Calculation

	Parking Space Rate (Stacked Dwelling)	Dwelling Units	Required	Provided
As Per Table 101 (Area D)	1.0 per dwelling unit	268	268	268
As Amended Through Proposed ZBA	1.0 per dwelling unit	268	268	268

3.4 Calculation of Required Visitor Parking

Visitor parking requirements are specified as per provision 1 of Section 102 “*In addition to the parking required under Section 101, off-street visitor motor vehicle parking must be provided for the land uses and at the rate set out in Table 102.*” As per Table 102, stacked dwellings in Area D require visitor parking spaces at a rate of “*0.2 per dwelling unit*”.

A Zoning By-law Amendment application (D02-02-24-0042) is under review which proposes to amend the rate required in Table 102 to “0.1 per dwelling unit”.

Based on this amended rate, 27 parking spaces would be required (see **Table 2**).

We note that only 22 visitor parking spaces are provided on the current site plan. This will be modified in subsequent revisions to address the required visitor parking spaces consistent with the amended rate proposed through the Zoning By-law Amendment.

Table 2: Visitor Parking Calculation

	Parking Space Rate (Stacked Dwelling)	Dwelling Units	Required	Provided
As Per Table 102 (Area D)	0.2 per dwelling unit	268	54	22
As Amended Through Proposed ZBA	0.1 per dwelling unit	268	27	22

3.5 Calculation of Required Bicycle Parking – Section 111

The calculation of bicycle parking requirements is based on the “stacked dwelling without a garage or carport” rate of “0.5 per dwelling unit” as specified by zoning Table 111.

A summary of required and provided bicycle parking is shown in **Table 3** below.

Table 3: Bicycle Parking Calculation

Dwelling type	Bike Parking Space Rate (Table 111A from Zoning By-law)	Dwelling Units	Required	Provided
Stacked	0.5 per dwelling unit	268	134	135

Sufficient space has been provided as specified by provision 8A. Bike parking stalls have a width of 0.6 metres and a length of 1.8 metres as specified by table 111B.

Sufficient aisle space of 1.5 m has been provided as per provision 9.

3.6 Amenity Area – Section 137

Amenity area is provided as per the rates indicated in Table 137. As per Row 6, a stacked dwelling of 9 or more units requires 6 m² per unit of total amenity area. 50% of the total amenity are needs to be provided as communal space.

A summary of required and provided Amenity Area is shown in **Table 4** below.

Table 4: Amenity Area Calculation

	Required Amenity Area (Table 137 from Zoning By-law)	Dwelling Units	Required	Provided
Total Amenity Area	6 m ² per dwelling unit	268	1608 m ²	4289.6 m ²
Communal Amenity Area	Minimum 50% of Total Required Amenity Area	N/A	804 m ²	1193.1 m ²

4 Summary of Requested Relief from Zoning

A Zoning By-law Amendment application has been submitted separately from this Site Plan Control application. The table below summarizes the requested relief.

Summary Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Parking Landscape Buffer – Section 110	3 m	2.1 m

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 engineering and science professions 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.