

October 7, 2025

Bienvenue
Portes ouvertes

Welcome
Open House

Stittsville South (w4) / Stittsville-Sud (quartier 4)

Future Neighbourhood Quartier projeté

Agenda

- 6:30 pm to 7:00 pm: Open House format (view presentation boards, updated plan)
- 7:00 pm to 8:00 pm: Presentation with Q&A Session
- 8:00 pm to 8:30 pm: Open House format (technical experts available for one-on-one questions)
- 8:30 pm: End of Meeting



- Welcome and Introductions
- Area Context
- Public Consultation to Date
- Development Approval Process to Date
- Development Approval Process – Next Steps
- Key Dates
- Q&A Session



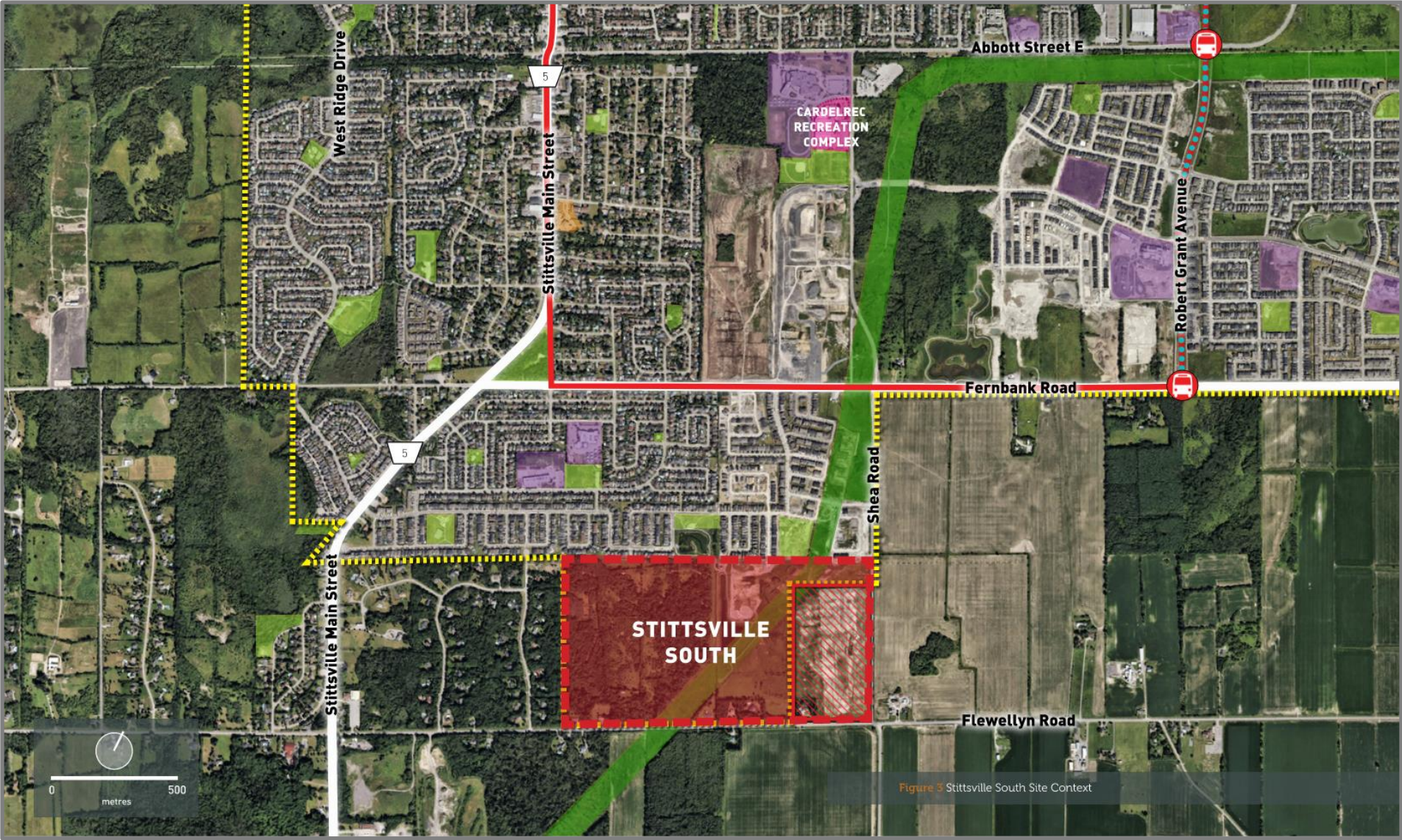
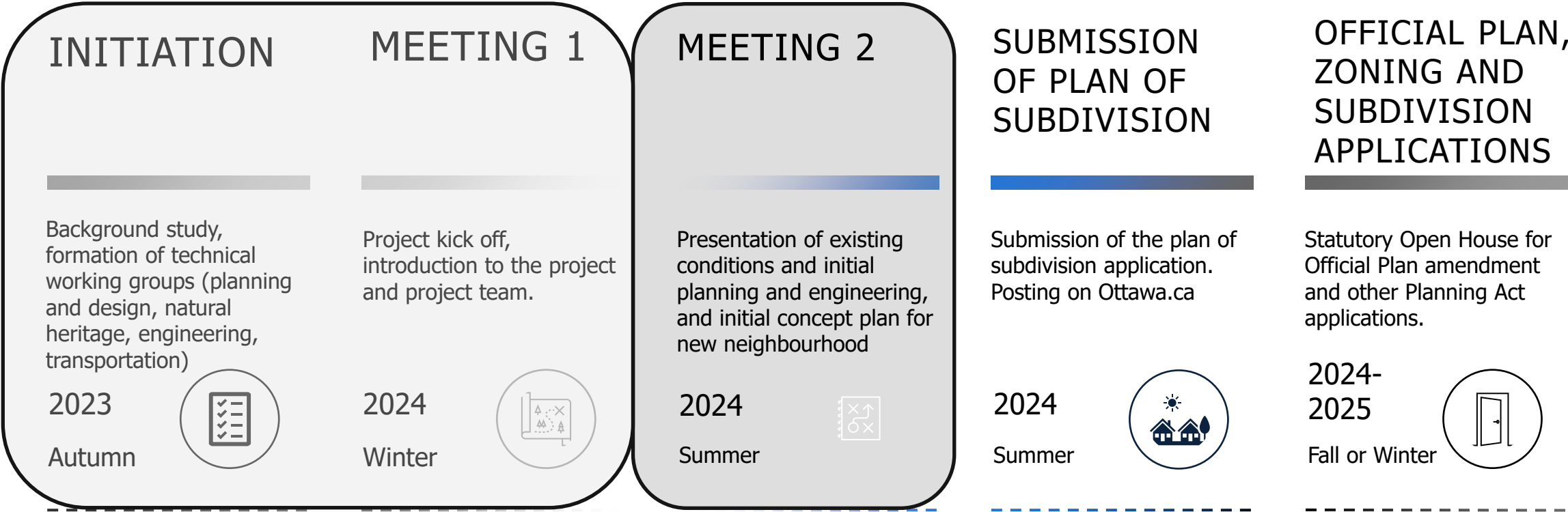
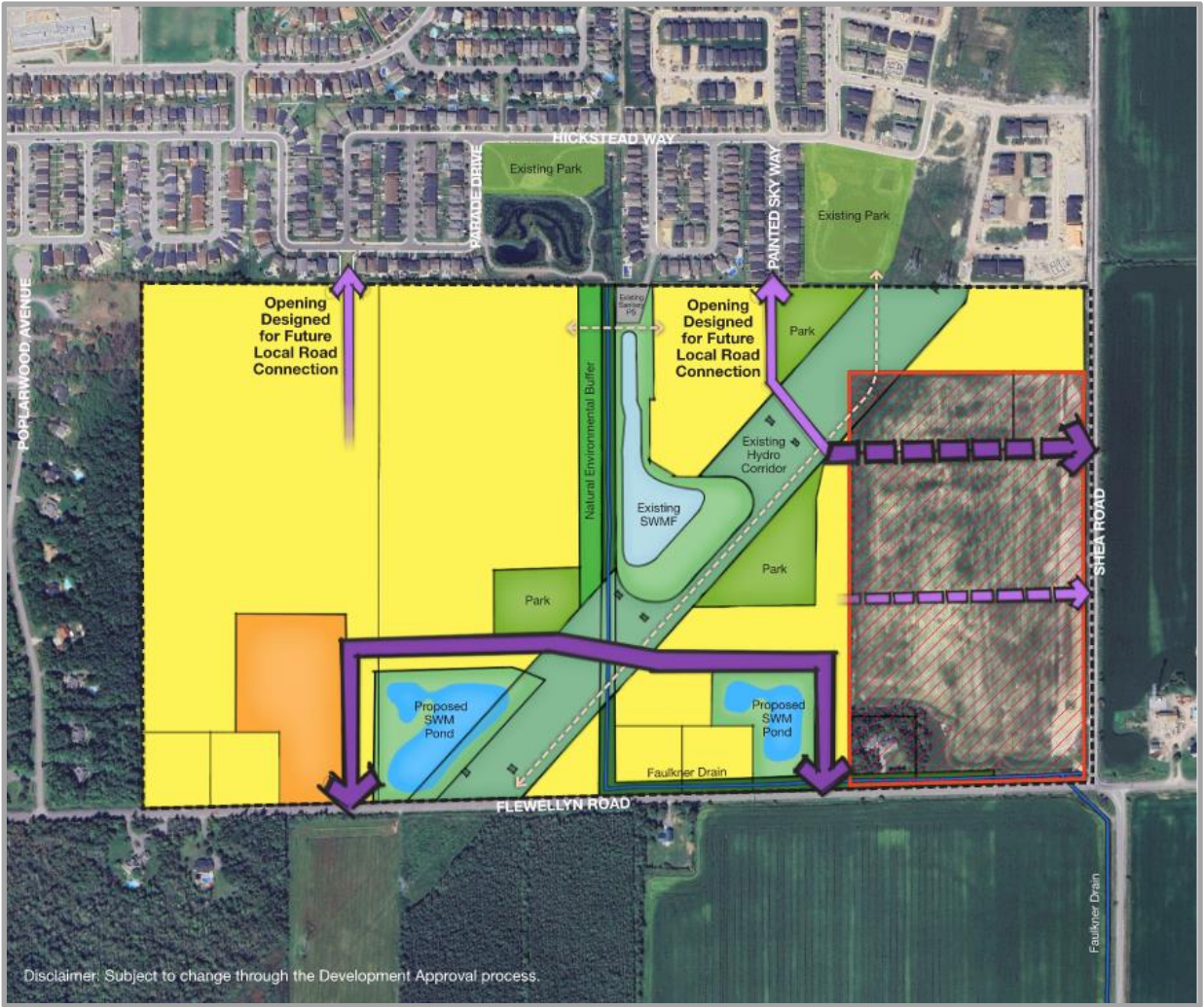
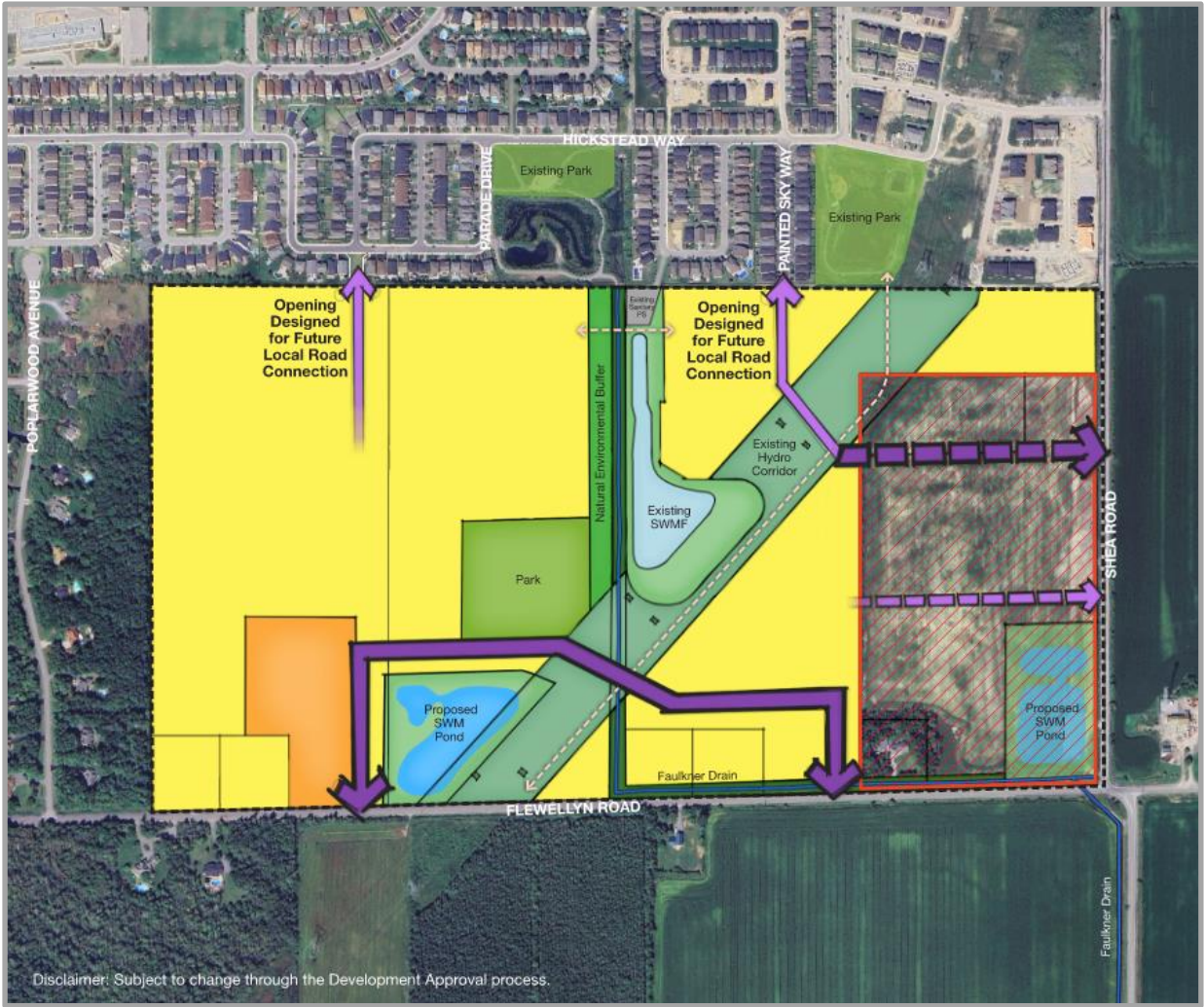


Figure 3 Stittsville South Site Context

Project Timeline (targeted)

At-a-glance





Comments and Feedback

Transportation

- Potential traffic increase on Parade Drive
- Potential traffic increase on Painted Sky Way and Hickstead Way
- Traffic increase on Shea Road
- Speed limit on Flewellyn Road

Pedestrian

- Incorporate multi-use pathway connections

Parkland

- Larger parkland west of Faulkner Drain requested, for more even distribution of parkland
- Inclusion of larger park at center of community

15-Minute Neighbourhood

- Higher density housing closer to commercial area
- Walkable connections

Environment

- Concerns regarding removal of mature trees
- Relocation of high density block closer to the center of the development
- Tree canopy after development

Civil

- Storm pond located in hydro corridor to maximize units
- Concern with drainage and grading issues
- Disruption due to rock blasting

Official Plan Amendment

Area Specific Policies

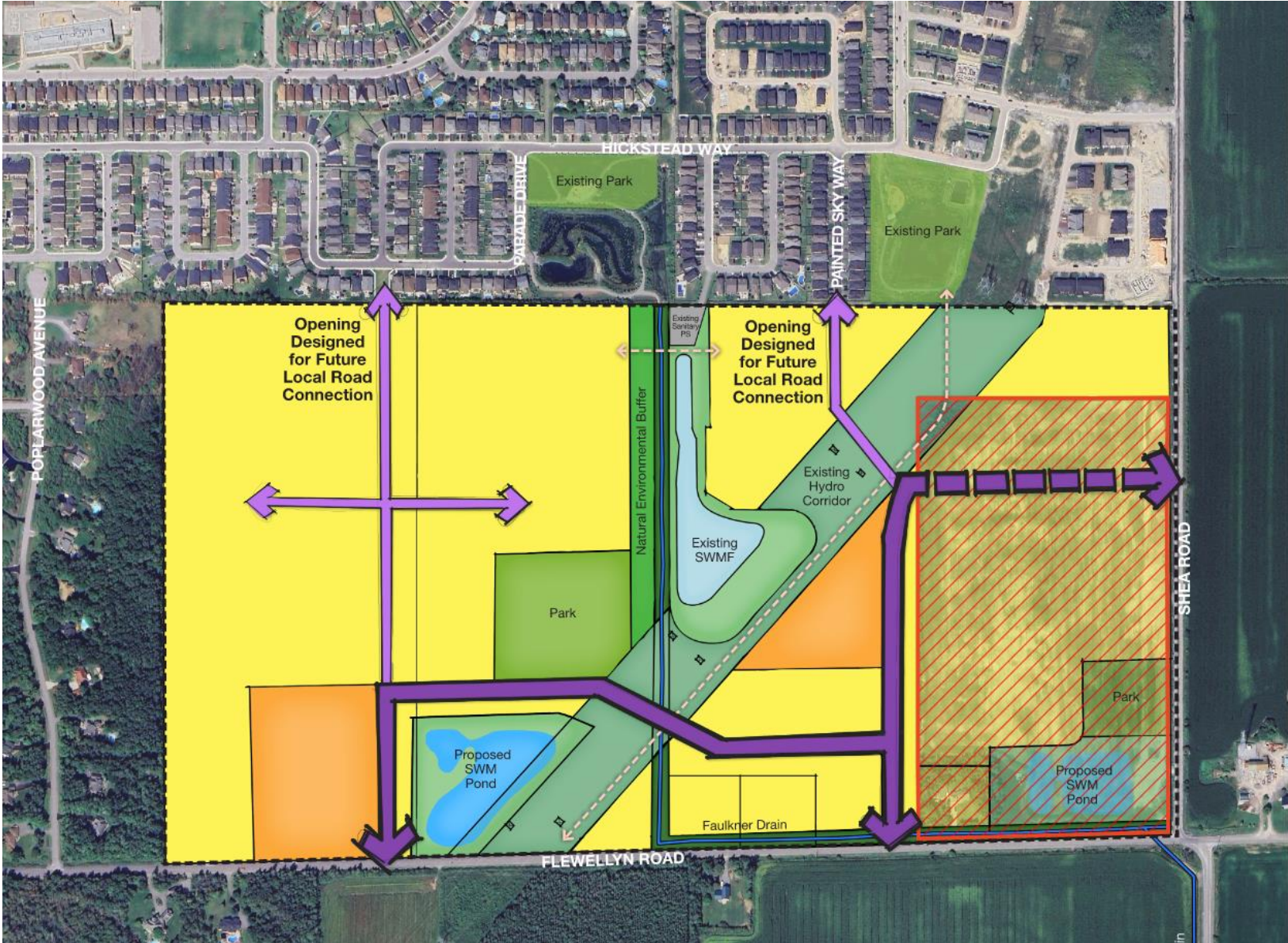
- Inclusion of neighbourhood-focused commercial uses
- Requirement for minimum density target and a mix of unit types
- Identification of environmental protection areas to be dedicated to the City at no cost
- Minimum tree canopy coverage requirement
- Transition to existing communities
- Requirement for a Memorandum of Understanding to coordinate growth-related roadway network improvements

Recommended for Approval

September 17 2025 (PHC) and September 24 2025 (Council)

- Completion of the Concept Plan process
- Supported by master studies for servicing, transportation, environment and community energy
- Confirms to the Official Plan policies to lift the Future Neighbourhood Overlay
- Increases the City's housing supply and supports the vision of a 15-minute community

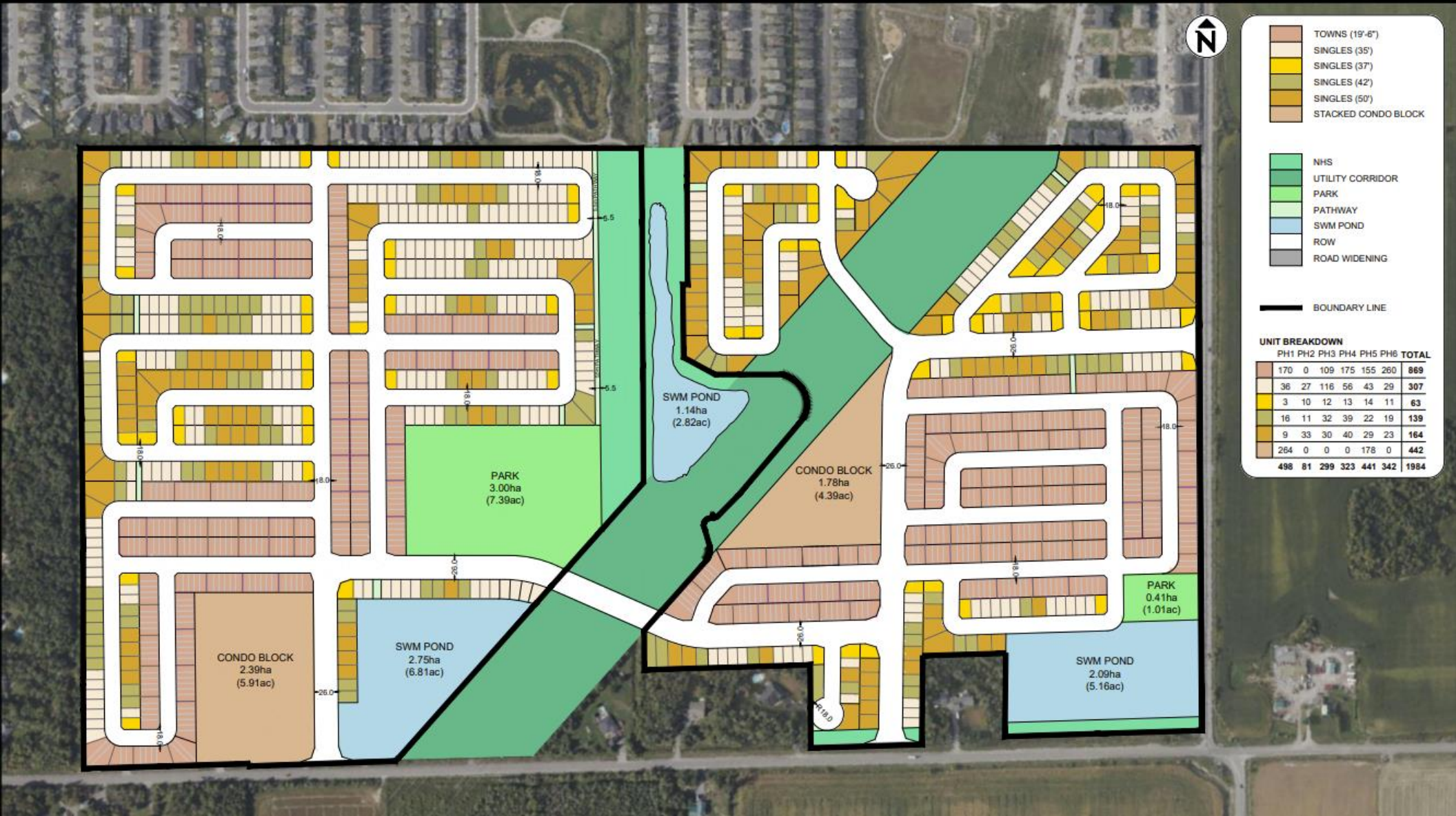
Official Plan Amendment

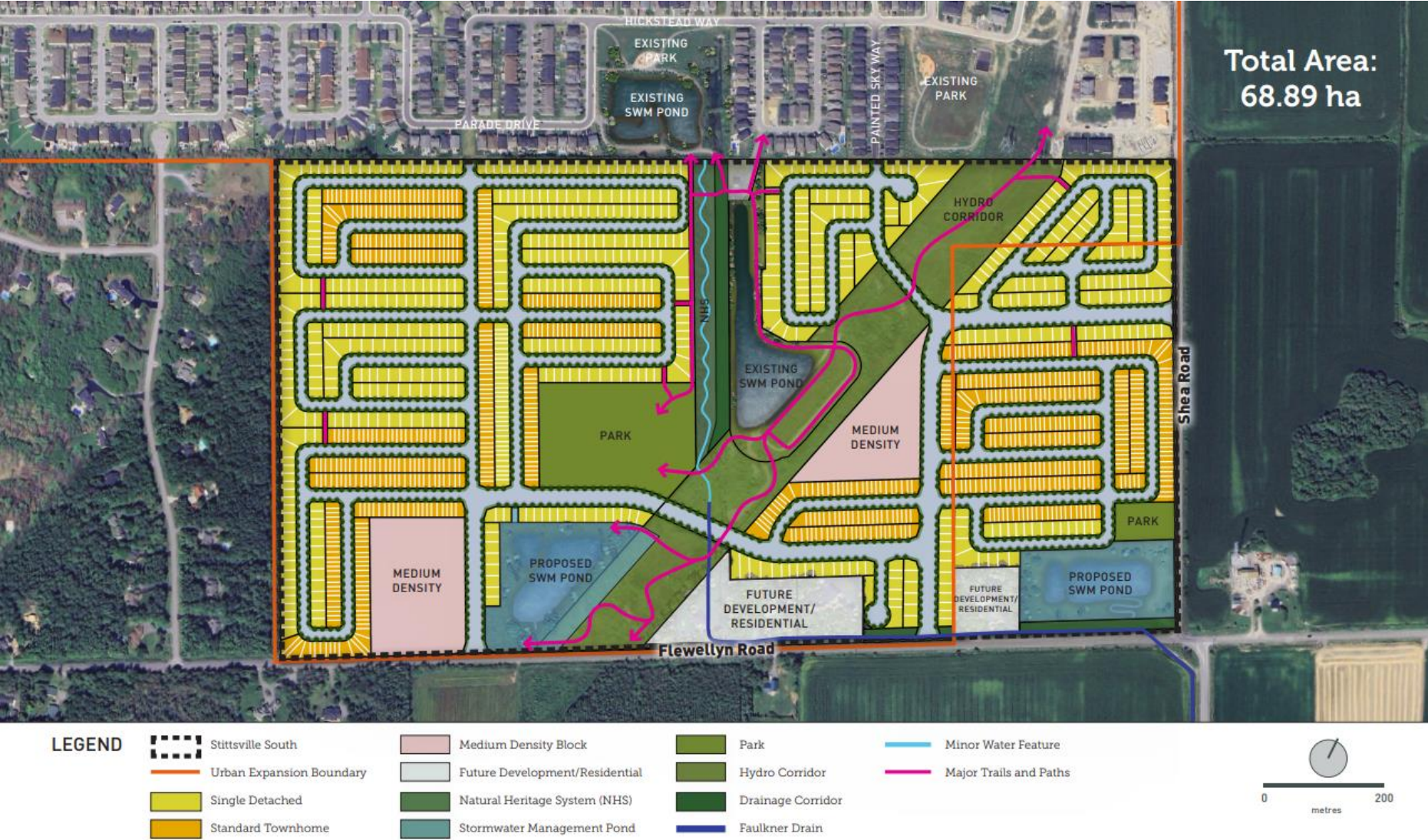


Stittsville South W-4
REVISED CONCEPT PLAN
(JUNE 2025)

LEGEND

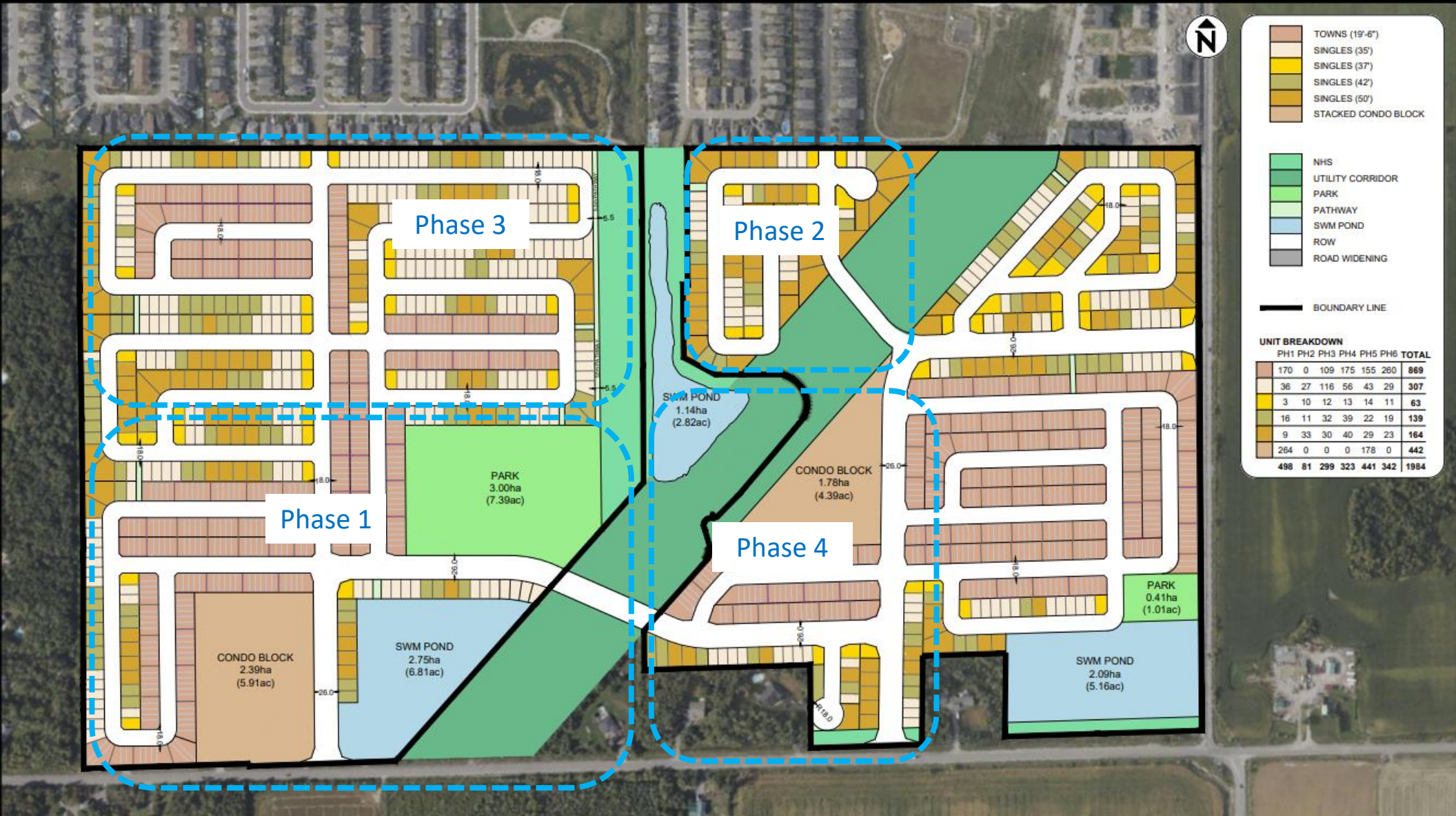
- Study Area
- Excluded from Urban Expansion
- Low-Density Residential
- Medium-Density Residential (up to 4 storeys)
- Drainage Corridor
- Hydro Corridor
- Buffer
- Park
- Existing SWM Facility
- Proposed SWM Pond
- Existing Sanitary PS
- Collector Roads
- Local Roads
- Faulkner Drain
- Parcel Lines
- Multi-Use Pathway

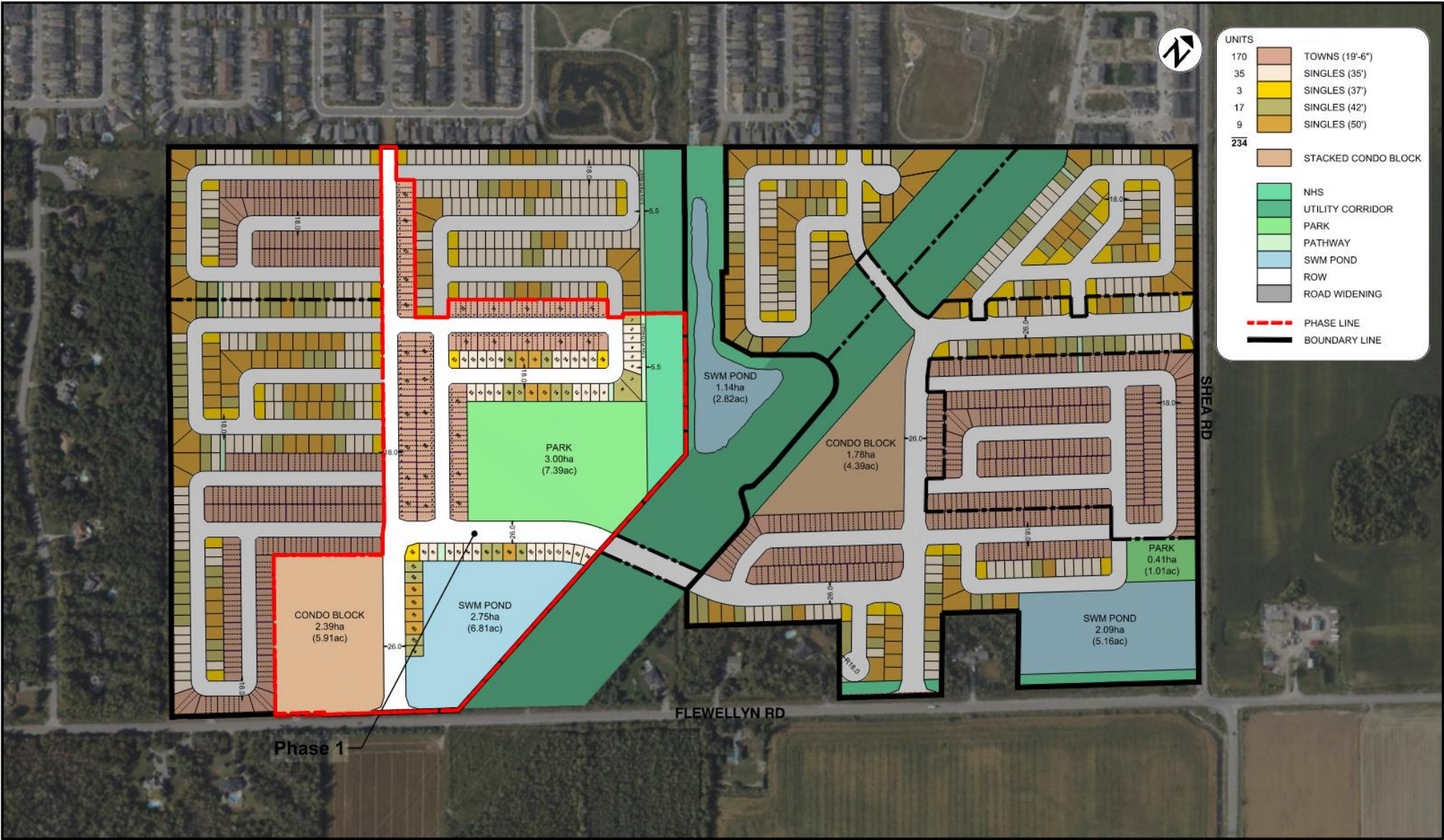


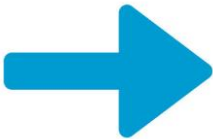


Stittsville South Community Plan









Key Milestone	Date
Identified through the 2022 Official Plan	November 2022
Terms of Reference and Existing Conditions Reports completed	January 2024
Public Open House #1	February 2024
Public Open House #2	July 2024
Official Plan Amendment Application Submission	August 2024
Draft Plan and Zoning by-Law Application Submission	August 2024
Official Plan Amendment Approval	September 2025
Tree Removal and Earthworks Program	Q4 2025 / Q1 2026
Draft Plan and Zoning by-Law Application Approval	Q4 2025
Servicing Construction Start	Q2 2026
Home Construction Start	Q4 2026

