

Stittsville Main Street Secondary Plan

Section 1: Introduction

The Stittsville Main Street Secondary Plan provides a framework for change that will see this area develop in keeping with the vision and objectives of the Stittsville Main Street Community Design Plan (CDP) while meeting the planning objectives of the Official Plan. This secondary plan is to be read and interpreted as Council's policy direction for municipal actions related to such things as public works, parks and the review of development applications.

1.1 Planning Area

The secondary plan boundary is shown on Schedule A - Designation Plan and Schedule B - Precincts, of this plan. Stittsville Main Street is the central focus providing a broad range of community-serving uses. The street intersects with Fernbank Road to the south and Hazeldean Road to the north. Stittsville Main Street is designated as Mainstreet in the Official Plan and on Schedule A of this secondary plan.

1.2 Stittsville Today

The community's history as a rural village can be seen along Stittsville Main Street which features primarily residential type buildings, some of which have been converted to a variety of commercial uses. Other uses fronting the street include institutional uses such as schools and places of worship, civic uses, such as library, post office and fire station, as well as light industrial uses. The built form of residential uses range from 1 to 3 storeys in height and are a mix of built form such as detached, towns and low-rise retirement dwelling units, all of which have significant setbacks from the street.

The lot fabric along Stittsville Main Street is also varied. With many former residential buildings now serving commercial purposes, many front yards have been converted to parking areas and there is very little consistency in block depths and sizes. All of these elements combined create a unique village like context in which planned change and enhancements need to be sympathetic to existing uses and incremental in scale and scope. It is the objective of this secondary plan to provide a framework that is unique to the community of Stittsville.

Section 2: Structure of the Secondary Plan

This plan is comprised of two schedules. Schedule A identifies land designations with corresponding policies related to built form and function. Schedule B identifies four precincts, which focus on design-based policies in recognition of the distinct characteristics of each precinct.



The CDP is also a useful tool for guiding development in this area and should be consulted.

When considering development applications or other proposed physical improvements in the planning area, all policies of this secondary plan will be applied along with those contained in the CDP as well as any applicable policies in the Official Plan.

Section 3: Land Designations

The following policies provide direction to the area's future form and development. There are four land designations identified in the secondary plan area which are shown on Schedule A. These land designations are Mainstreet, Neighbourhood Low-Rise, Institutional, Urban Natural Feature and Park.

3.1 Mainstreet

The objectives of the Mainstreet designation of the Official Plan are desirable and useful tools to guide the future development and redevelopment of Stittsville Main Street, including the creation of a pedestrian and transit friendly environment, encouraging good quality design and public and private investment. However, the scale and heights of development encouraged for mainstreets in other suburban transect areas may not be appropriate for Stittsville Main Street. This is due to the unique characteristics such as existing low-rise buildings in the surrounding residential context, the large lot fabric within the Mainstreet area which can support increased densities at lower heights and the community desire to maintain a more human -scale village atmosphere.

In order to achieve the land use, height, transition and urban design objectives for this mainstreet the following policies apply to all lands located within the Mainstreet designation, unless stated otherwise:

Height, Transition and Built Form

- 1) Notwithstanding any other policy in the Official Plan the maximum building height will be limited to 4 storeys for all buildings.
- 2) New buildings proposed to be directly abutting the intersection corners with Carp Road, Hobin Street, Beverly Street, Abbott Street, Orville Street, Brae Crescent and Carleton Cathcart Street shall have a minimum building height of 2 storeys and be articulated to enhance the street edge through ample glazing and street front pedestrian access.
- 3) Buildings constructed directly adjacent to the front and/or corner lot line will have a setback of the front and/or corner side façade above 2 storeys in order to reduce the sense of overlooking height from the pedestrian viewpoint and to respect the existing built form of 1 to 3 storeys.

- 4) To provide an appropriate transition in height in the rear yard, the implementing Zoning By-law shall require an angular plane to create building step backs above a building height of 2 storeys abutting a residential zone.
- 5) New buildings shall have a built form that encloses and defines the street edge. The implementing Zoning By-law shall require maximum front and corner side yard setbacks to achieve this goal.
- 6) All new buildings located directly adjacent to Stittsville Main Street shall orient the main entrance to face Stittsville Main Street.

Land Use

- 7) In order to promote an active pedestrian environment and the social and economic role of Stittsville Main Street, new mixed-use buildings with non-residential ground floor uses are encouraged.
- 8) Developments not yet completed that received site plan control approval prior to the adoption of this secondary plan and comply with the Zoning By-law as it read on the day immediately prior to the adoption of this secondary plan, but do not conform to the policies of this secondary plan will be permitted to be built through a site -specific exception in the Zoning By-law. However, following the adoption of this secondary plan, any revision to the approved site plan requiring a site plan application, or an amendment or variance to the Zoning By-law to permit a change, to such developments, shall be evaluated based on the policies of this secondary plan and the Official Plan.

Transportation

- 9) The City shall ensure pedestrian, cycling and transit facilities on Stittsville Main Street at the time of road reconstruction.
- 10) At the time of site development, public pedestrian linkages to Stittsville Main Street should be provided to connect residential neighbourhoods to the mainstreet.
- 11) Opportunities for on-street parking will be considered at the time of site development or road reconstruction where it will not take away from pedestrian, cycling, or transit infrastructure.

3.2 Neighbourhood Low-Rise

The Neighbourhood Low-Rise designation recognizes existing and future residential land uses within the Stittsville Main Street secondary planning area.

- 12) Notwithstanding policies of the Official Plan, the maximum building height will be limited to three-storeys for all buildings, with the exception of 4 and 20 Orville Street (Meach Private), where the maximum height will be limited to four storeys.



- 13) The existing residential zoning shall remain in place for all properties located within this designation.

3.3 Institutional

The Institutional designation applies to the lands at the rear of the property at 1453 Stittsville Main Street, Frederick Banting Secondary School, which at the adoption of this plan functioned as a sports field. The current institutional zoning designation for these lands shall remain in place to reflect the existing use.

- 14) Low-rise residential uses limited to 3 storeys in height will be permitted subject to a Zoning By-law and Official Plan Amendment and will have regard for the following:
 - a) In addition to the urban design policies of the Official Plan, special consideration will be given to the compatibility of the proposed development with the adjacent detached dwellings located in the Wyldewood community.
 - b) A portion of the site will be provided for a publicly accessible park. The pathways and park block accessing this site must be maintained to provide necessary pedestrian connections, if and when the site is redeveloped.

3.4 Urban Natural Feature

- 15) Lands designated as Urban Natural Feature in the Stittsville Main Street Secondary Plan recognize Poole Creek. The policies for lands designated as Urban Natural Feature in the Official Plan apply.

3.5 Park

- 16) The lands designated as Park recognize the Johnny Leroux Stittsville Community Arena, part of Alexander Grove Park and Village Square Park.
- 17) New parks will be acquired as directed by the Parkland Dedication By-law.
- 18) Policies for parks in the Official Plan apply.

Section 4: Precinct Specific Policies

The following describes policies applicable to each of the precincts designated on Schedule B of this plan.

4.1 Crossing Bridge Precinct

This precinct is characterized by large-format retail uses, however, this secondary plan encourages a more compact, mixed-use and pedestrian-oriented built form within this precinct. The large lots will provide for a transition in height to any abutting land zoned for residential, open space, leisure or environmental protection.

- 1) A new Stittsville Main Street gateway shall be provided to define the northern end of the corridor at the time of road reconstruction or if capital funds are made available in advance.

4.2 Poole Creek Precinct

This precinct is characterized by a mix of schools, parkland, natural features, retirement homes and retail plazas.

- 2) Poole Creek is identified as a part of the City's Natural Heritage System and crosses the planning area. Any new development or proposed redevelopment of lands adjacent to Poole Creek shall meet all applicable conservation authority regulations to the satisfaction of the Mississippi Valley Conservation Authority. Specific policies applicable to the Poole Creek corridor are identified in the Official Plan and Carp River Watershed/Subwatershed Study and shall be implemented at the time of site development or redevelopment.
- 3) The City shall maintain the trail along the creek and extend it to the north, on the west side of Poole Creek, with rights of way/open space blocks being secured as development occurs on abutting lands. Design and construction of these pathways will be subject to Mississippi Valley Conservation Authority approval and comply with the City of Ottawa Park Development Manual.
- 4) A public pedestrian access to the Johnny Leroux Community Centre shall be provided at the time of site redevelopment as identified in the CDP.
- 5) As part of any future reconstruction of Stittsville Main Street, the City should ensure that the bridge crossing over Poole Creek is designed to enhance views of the creek and provide enhanced pedestrian access to the adjacent trail network.
- 6) Access to 1453 Stittsville Main Street in the form of public pathways will be maintained and continue to be provided should the site redevelop.

4.3 Village Centre Precinct

This precinct is characterized by heritage buildings, many of which have been converted to commercial uses. The building at 1510 Stittsville Main Street is designated under the *Ontario Heritage Act*.

- 7) The Village Centre Precinct is a key location for mixed-use buildings to enhance the traditional village atmosphere. The Zoning By-law shall require any new development or redevelopment to provide non-residential uses at street level, to promote pedestrian use and to provide commercial premises serving both residents and users of the Trans Canada Trail.
- 8) In order to ensure that the design of new or renovated buildings integrate into the existing building fabric of the street and maintain the village character, proponents shall demonstrate how the key elements of scale and detail from the traditional 2 to



3 storeys buildings and the narrow lot sizes of the Stittsville Main Street corridor have been incorporated into the building design.

4.4 Southern Gateway Precinct

This precinct is characterized by vacant lots and houses on deep lots, which have great potential for new mixed-use development.

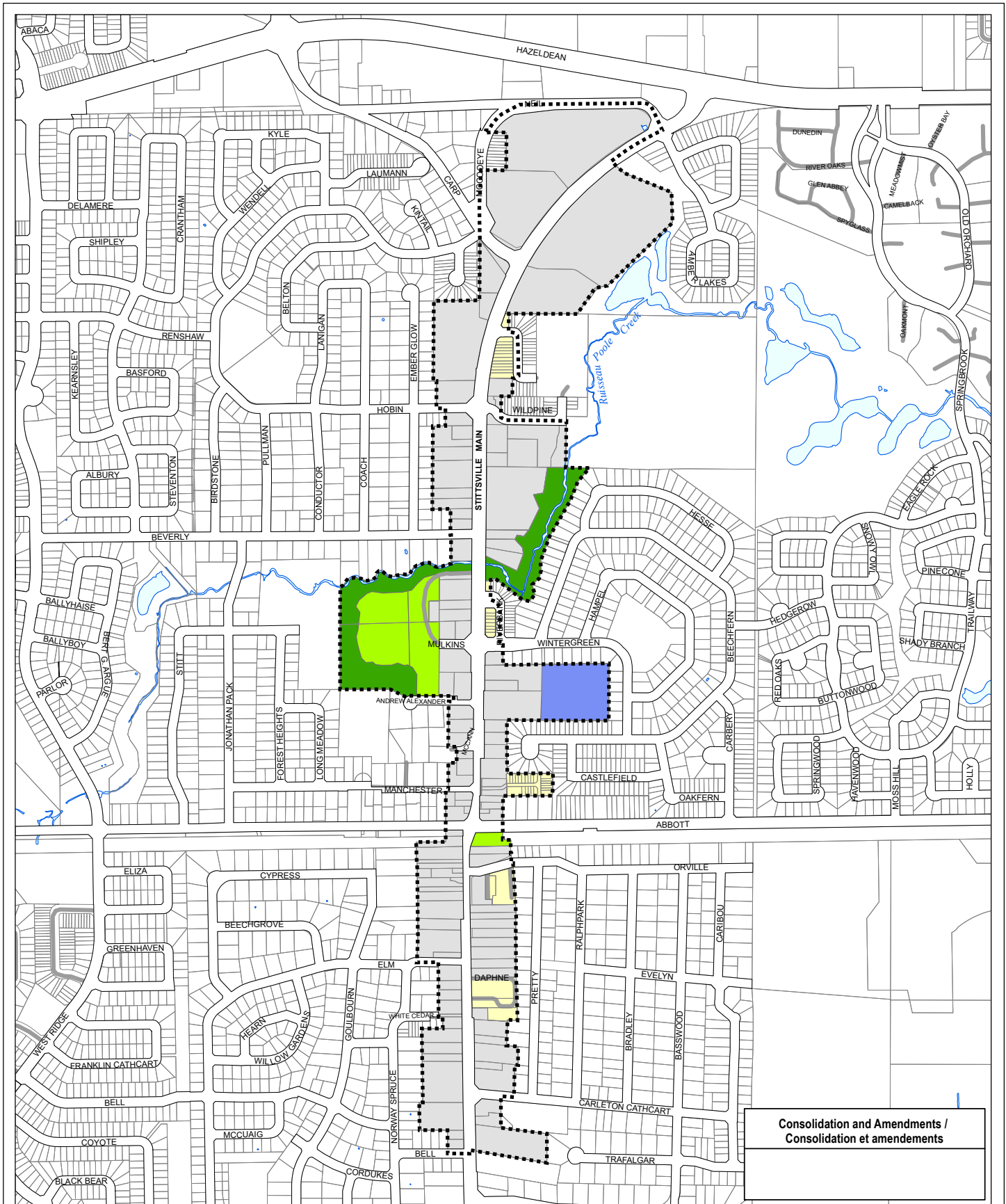
- 9) In order to further enhance the civic complex's role as an anchor for this precinct, an outdoor landscaped feature, public art and/or urban plaza shall be provided to function as a southern gateway to Main Street, on the publicly-owned south east corner of the intersection of Carleton Cathcart Street and Stittsville Main Street, at the time of road reconstruction or if capital funds are made available in advance.

Schedules

Schedule A - Designation Plan

Schedule B - Precincts





**Consolidation and Amendments /
Consolidation et amendements**

Stittsville Main Street

SECONDARY PLAN - VOLUME 2
Schedule A - Designation Plan

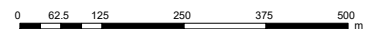
Rue Stittville Main

PLAN SECONDAIRE - VOLUME 2
Annexe A - Plan de désignation

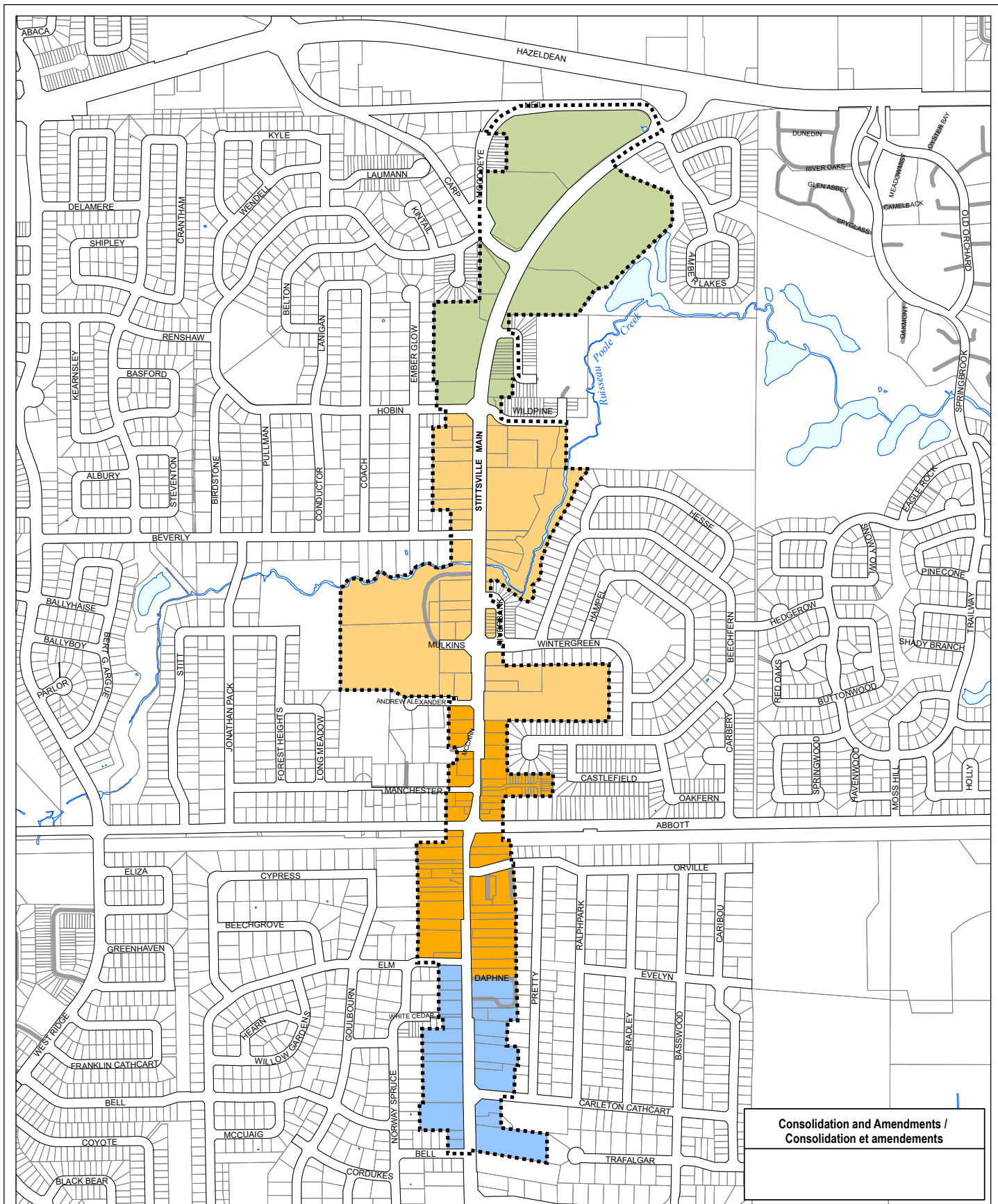
Secondary Plan Boundary / Limite du plan secondaire

DESIGNATION / DÉSIGNATION

- Mainstreet / Rue principale
- Neighbourhood Low-Rise / Quartier de faible hauteur
- Park / Parc
- Urban Natural Feature / Caractéristique naturelle urbaine
- Institutional / Institutionnel








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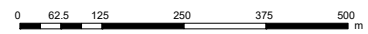


**Consolidation and Amendments /
Consolidation et amendements**

Stittsville Main Street
SECONDARY PLAN - VOLUME 2
Schedule B - Precincts

Rue Stittsville Main
PLAN SECONDAIRE - VOLUME 2
Annexe B - Secteurs

-  Secondary Plan Boundary / Limite du plan secondaire
- PRECINCTS / SECTEURS**
-  Crossing Bridge Precinct / Secteur du Crossing Bridge
-  Poole Creek Precinct / Secteur du ruisseau Poole
-  Village Centre Precinct / Secteur du centre de village
-  Southern Gateway Precinct / Secteur Southern Gateway



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