

Stillwater Station-Bellwood Estates Area-Specific Policy

Draft 04 – January 22, 2024

15	Stillwater Station	
	15.1	Notwithstanding Volume 1 - Official Plan respecting the Outer Urban Transect and Outer Urban Mainstreet Corridors and Neighbourhoods, the permitted heights across the Stillwater Station Lands, as designated on Schedule 15.A - Designation Plan, Volume 2C - Official Plan, will range between 6 and 32 storeys.
	15.2	Building heights up to 32 storeys are permitted at the north end of the Stillwater Station Lands, closest to the Greenbelt and the Beachburg Rail Corridor. The strategic location of these high-rise buildings will not impact the adjacent low-rise Bellwood Estates lands or other adjacent developments.
	15.3	Vehicular parking may be provided above the ground level, in a structure, for commercial and residential uses. Ground-level motor vehicle parking spaces, aisles (other than direct access and egress) or ramps shall not abut any street and shall be separated from the street by an active use accessible by pedestrians from the sidewalk.
	15.4	Where structured parking is provided, the visual impact of the structured parking must be minimized. Where the structured parking faces a street, extra measures will be taken by treating the facade like an occupied building through the use of architectural and material treatments that are compatible with adjacent facades to create a harmonious streetscape.
	15.5	Notwithstanding other by-laws, a total parkland dedication of 10% of the developable area of the Stillwater Station Lands is required to be dedicated as a publicly owned park. The primary public park will generally be in the centre of the Stillwater Station lands. It is intended to be the primary gathering place and the central focus point of surrounding redevelopment. The park is shown on Schedule 15.A – Designation Plan, Volume 2C – Official Plan, but the final location, configuration, and scale of it will be determined in review of development applications for the Stillwater Station Lands. The parkland dedication will be provided through the Plan of Subdivision application for the redevelopment of the Stillwater Station Lands.
	15.6	To fulfill the 10% parkland dedication requirement, a secondary linear park may be provided between the multi-use pathway along the eastern edge of the property and the street network being developed as part of the redevelopment of the Stillwater Station Lands, as shown on Schedule 15.A – Designation Plan, Volume 2C – Official Plan.
	15.7	The Stillwater Promenade, shown on Schedule 15.A – Designation Plan, Volume 2C – Official Plan, will feature active building frontages. Non-residential uses are permitted and encouraged along the Promenade, with highly transparent ground floors, individual entrances direct from the sidewalk, and commercial patios. Residential uses are also permitted abutting the Promenade provided they include individual units with direct access to the street.
	15.8	Future public streets are identified on Schedule 15.A – Designation Plan, Volume 2C – Official Plan as Street Nos. 1, 2, and 3, and shall be constructed as part of a Plan of Subdivision application to applicable City standards.
	15.9	Vehicular access to the Stillwater Station Lands will be via a new intersection at Moodie Drive and Timm Road.
	15.10	A new multi-use pathway connection will be constructed by the owners of 1987 Robertson Road along the east side of the Bellwood Estates lands, connecting the Stillwater Station Lands to

15	Stillwater Station	
		Robertson Road, as shown on Schedule 15.A – Designation Plan, Volume 2C – Official Plan. This pathway corridor will provide facilities for both pedestrians and cyclists, continuing north along the eastern edge of the Secondary Plan area boundary to Street No. 1 in the north. The pathway shall be designed for all seasons and be lit. The pathway is to be constructed together with the secondary linear park on the east side of the Stillwater Station lands.
	15.11	Pedestrian and cycling connections are required, as identified on Schedule 15.A - Designation Plan, Volume 2C - Official Plan, across private land in the Stillwater Station Lands at the time of redevelopment, to connect the surrounding community to the mid-block crossing points on Moodie Drive and Robertson Road. Additional pedestrian and cycling connections should be extended and continues across the Bellwood Estates lands at the time of redevelopment to reinforce and expand the connections within the policy area and to the surrounding community.
	15.12	The existing Bellwood Estates Lands provides an important housing option and choice for the community. Future redevelopment of the Bellwood Estates Lands is envisioned consistent with the policies of the relevant Official Plan designations and should result in a built form that relates positively to both the Stillwater Station Lands and the Robertson Road Mainstreet Corridor Official Plan designation.
	15.13	Development within the Bellwood Estates Lands should provide appropriate connections to the Stillwater Station lands and the Robertson Road mainstreet and should provide an appropriate built form to integrate with the surrounding uses.
	15.14	Consistent with the policy direction for dense urban areas throughout the City, development applications will be required to demonstrate how a minimum of 5% large household dwellings are being provided within the development. Large-household dwellings are units with three or more bedrooms or an equivalent floor area and are typically within ground-oriented built forms.
	15.15	Sustainable and resilient design in new development supports public health and safety, environmental protection and responds to climate change. Development applications will demonstrate how sustainability measures have been integrated into the design and layout.
	15.16	Renewable energy systems shall be encouraged for individual blocks or collective alternative energy approaches shall be encouraged for the larger Area-Specific Policy area.
	15.17	To encourage early adoption of transit by residents of the policy area, the owner of the Stillwater Station Lands will work with OC Transpo to ensure frequent and regular bus service to the lands. In addition to the Transit Priority along Robertson Road and existing peak hour transit service, this may include entering into an Early Service Agreement with OC Transpo to provide a transit link connecting the Stillwater Station Lands to the City's rapid transit network.



Bells Corners Stillwater Station- Bellwood Estates

AREA-SPECIFIC POLICY AREA 15 - VOLUME 2C
Schedule 15.A - Designation Plan

- Plan Boundary
- Stillwater Station Lands
- Bellwood Estates Lands
- Official Plan Mainstreet Designation
- Maximum Storeys per Building
- Public Park
- Stillwater Promenade
- Pedestrian/Cycling Connection
- Mid-Block Crossing

