

# TAGGART

INVESTMENTS



## 1650 Shea Road

Design Brief and Planning Rationale in Support of a Site Plan Control, Private Road Naming and Plan of Condominium Application  
Design Update - Responses to City Comments  
Revised March 2025

Submitted By:

Submitted on behalf of: Taggart Investments

Peter Hume

The Davidson Co-tenancy

Initial Submission July 2024

Revised March 2025

This design updated has been prepared to support the development is of 118 back-to-back townhouse units. A pre consultation meeting was held February 18, 2022, with City of Ottawa staff. The meeting minutes were provided on April 1, 2022, along with the plan and study requirements. The Terms of Reference for the Design Brief were provided and are attached to this update.

The provided Terms of Reference outline the design requirements in massing and scale, building design and sustainability. Elevations are also provided to illustrate the design intent.

### Building Massing

It is important when reviewing this design update to understand the planning context for the proposed back to back townhouses. The site is a greenfield site and the land uses in the vicinity of the subject site:

**North:** The subject site is bound to the North by a vacant property zoned General Mixed Use with the municipal address as 5960 Fernbank Road. Just beyond 5960 Fernbank property is Fernbank Road.

**South:** The subject site is bound to the South by Cosanti Drive and the rear yards of the of newly constructed homes back onto Cosanti and will be the streetscape opposite the units that will face Cosanti.

**East:** The subject site is bound by Shea Road which is an arterial roadway.

**West:** The subject site is bound to the West by a large open space hydro easement.

This is a site that will, from a design perspective, stand on its own.

The back-to-back townhomes are 3 storeys in height and include animation in the form of front doors and balconies on all four sides of the buildings. The back-to-back townhomes have peaked roof lines and with accentuation elements at the roof edges to break up the roof line and balconies at the 2nd storey to provide eyes on the street and provide individual unit presence. Each unit has a distinctive brick and wallboard siding combination using different colour combinations to accentuate each unit.

## Photo Context



Photo #1 – Looking northward from Cosanti Drive. The Hydro easement is on the left-hand side and Shea Road is on the right-hand side.



Photo #2 – Looking Southward from Cosanti Drive – rear yards of houses under construction.



Photo #3 – Looking southeast across the hydro easement with the houses under construction on Cosanti Drive under construction.



Photo #4 – looking slightly northeast across the hydro easement towards Shea Road.



Photo #5 – From the corner of Shea Road and Cosanti Drive looking northwest over the site.

# Site plan

## SITE PLAN OF

### BLOCK 175 AND PART OF BLOCK 176 REGISTERED PLAN 4M-1689 CITY OF OTTAWA

PIN 04449-3211 (ALL OF BLOCK 175)  
PIN 04449-3212 (PART OF BLOCK 176)

Scale 1:400

| Bylaw Section  | Zoning Mechanism                                                        | Zoning Standard | Provided  | Compliant |
|----------------|-------------------------------------------------------------------------|-----------------|-----------|-----------|
| B42            | Minimum Front Yard                                                      | 3m              | 4.37m     | YES       |
|                | Minimum Corner Side Yard                                                | 3m              | 6.03m     | YES       |
|                | Minimum Interior Yard                                                   | 1.2m            | 16.25m    | YES       |
|                | Minimum Rear Yard abutting GM Zone                                      | 0m              | 13.72     | YES       |
|                | Minimum Width of Landscaped Area Abutting a Street                      | 3m              | 3.2m      | YES       |
| Exemption 2415 | Maximum Building Height                                                 | 12m             | 12m       | YES       |
|                | Lot Area                                                                | 85 sq. m.       | 85 sq. m. | YES       |
|                | Maximum Block Size                                                      | 10              | 13        | NO        |
|                | Maximum Units in a Row                                                  | 5               | 4         | NO        |
| PUD (S131)     | Minimum Width of Private Way                                            | 6m              | 6m        | YES       |
|                | Minimum Setback for any Wall of a Residential Use Building to a Private | 1.8m            | 5.2m      | YES       |
|                | Minimum Setback for any Garage from a Private Way                       | 5.2m            | 5.2m      | YES       |
|                | Minimum Separation area between Buildings within a PUD                  | 1.2m            | 4m        | YES       |
| S-101          | Parking - 1 per dwelling Unit                                           | 116             | 116       | YES       |
| S-102          | Visitor Parking - Not Required - Section 102 Subsection (4)             | 0               | 0         | YES       |
| S-107(2)       | Aisle and Driveway Provisions                                           | 2.6m            | 2.6m      | YES       |

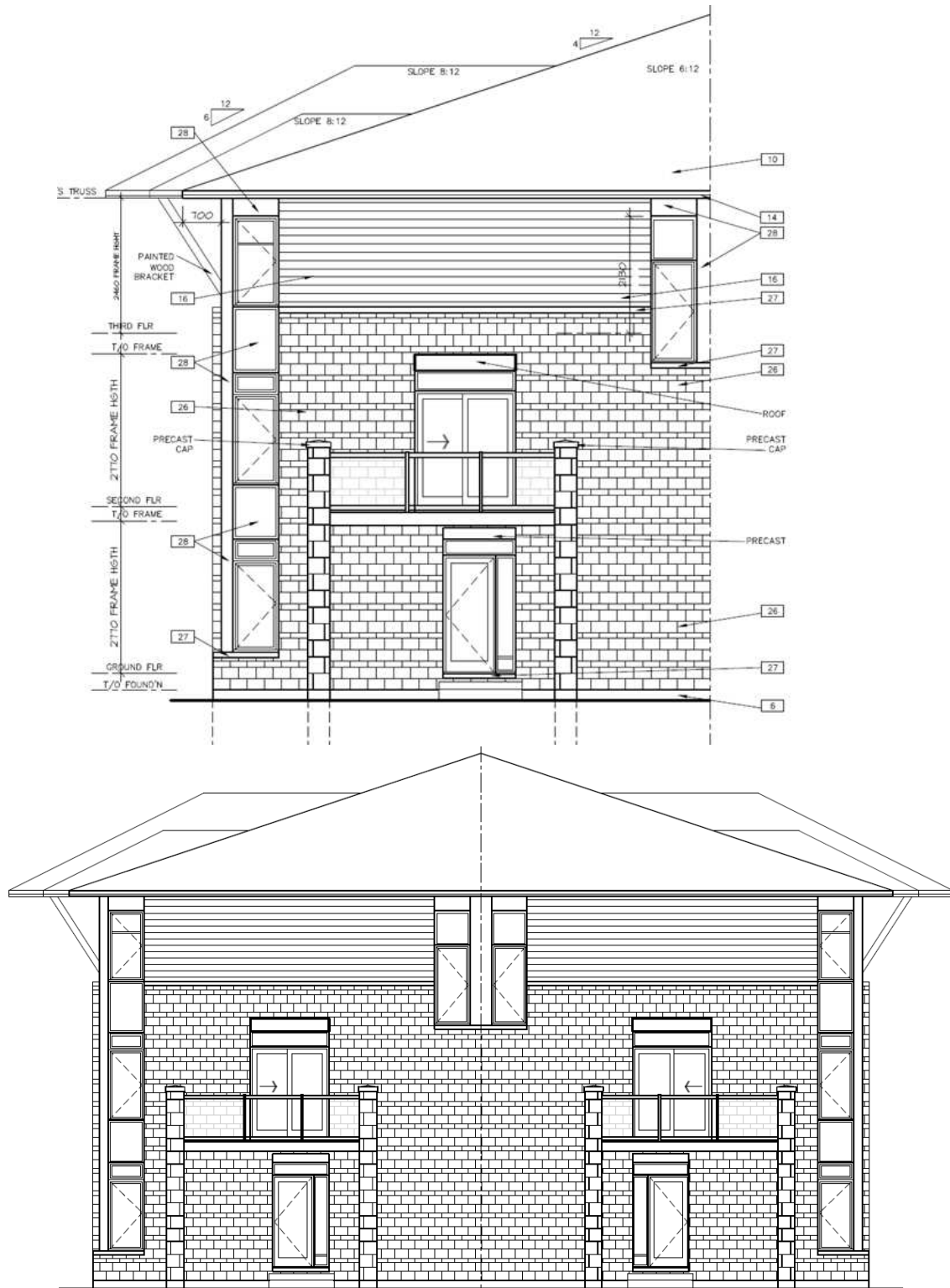
| BLOCK | NO.   | LOT AREA | BUILDING AREA | LOT COVERAGE | ASPHALT |
|-------|-------|----------|---------------|--------------|---------|
|       | UNITS | (sq ft)  | (sq ft)       |              | (sq ft) |
| 1     | 10    | 1131.9   | 466.2         | 37.68        | 269.8   |
| 2     | 10    | 887.4    | 373.9         | 42.13        | 239.9   |
| 3     | 10    | 1143.0   | 466.2         | 40.76        | 187.5   |
| 4     | 10    | 1057.9   | 349.1         | 38.43        | 174.0   |
| 5     | 10    | 1213.6   | 428.6         | 42.26        | 174.6   |
| 6     | 10    | 1089.4   | 329.1         | 37.38        | 174.6   |
| 7     | 10    | 922.7    | 359.1         | 45.35        | 174.0   |
| 8     | 10    | 1213.2   | 495.2         | 49.26        | 215.0   |
| 9     | 10    | 1242.7   | 525.9         | 52.38        | 215.0   |
| 10    | 10    | 1024.5   | 751.79        | 62.76        | 232.7   |
| 11    | 10    | 1352.2   | 524.02        | 44.78        | 203.2   |
| 12    | 10    | 1513.3   | 914.0         | 32.25        | 282.2   |
| 13    | 10    | 1126.1   | 924.0         | 52.78        | 201.6   |



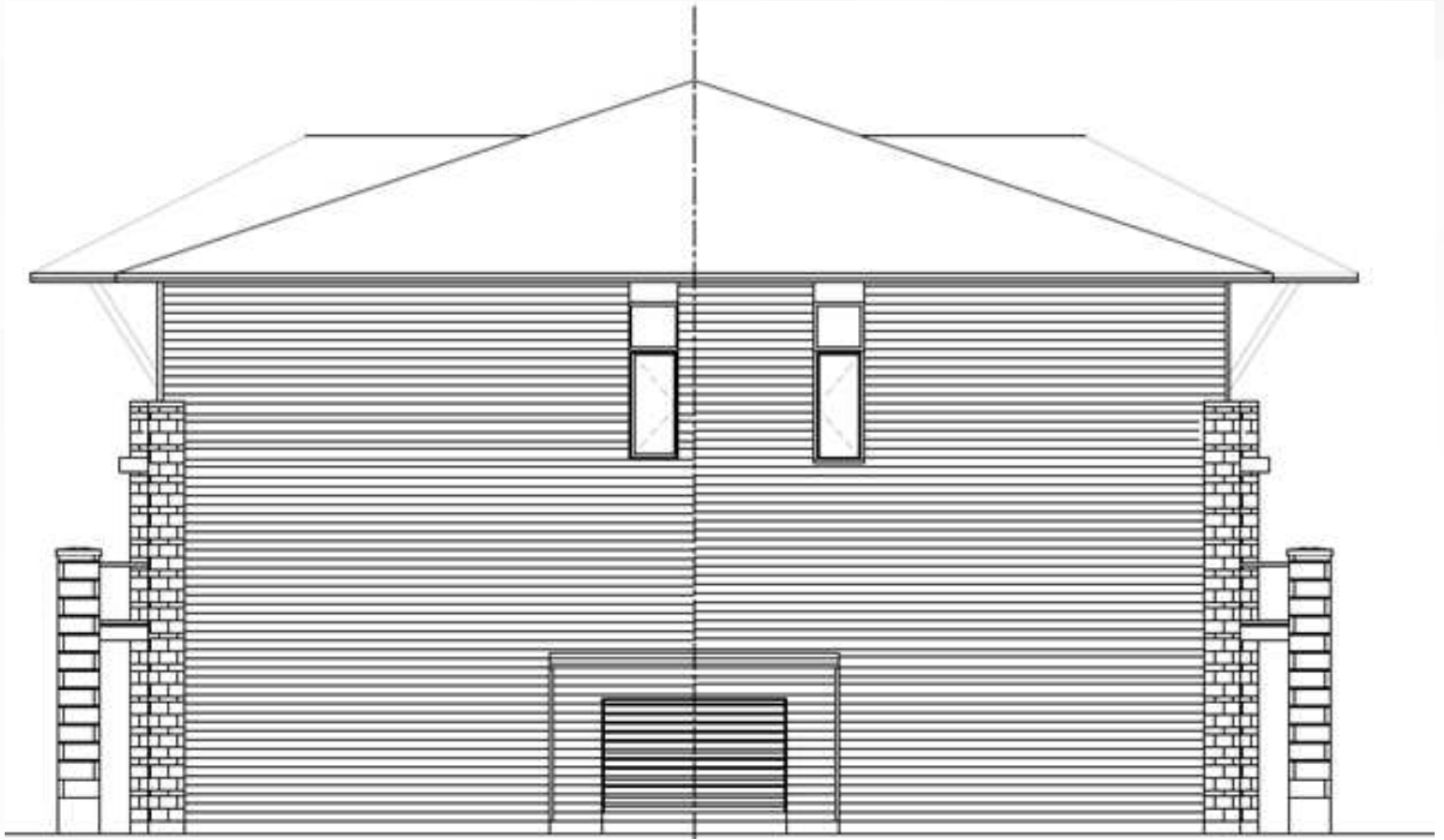
This is a street facing unit with front and balcony facing the street. This elevation has painted wood brackets and stone facade. These elevations are applicable to the following Blocks: 1, 4, 5, 6, 7, 8, 9.

## Street Facing End Unit

This is a street facing end unit with front and balcony facing the street. This elevation has painted wood brackets and stone facade.



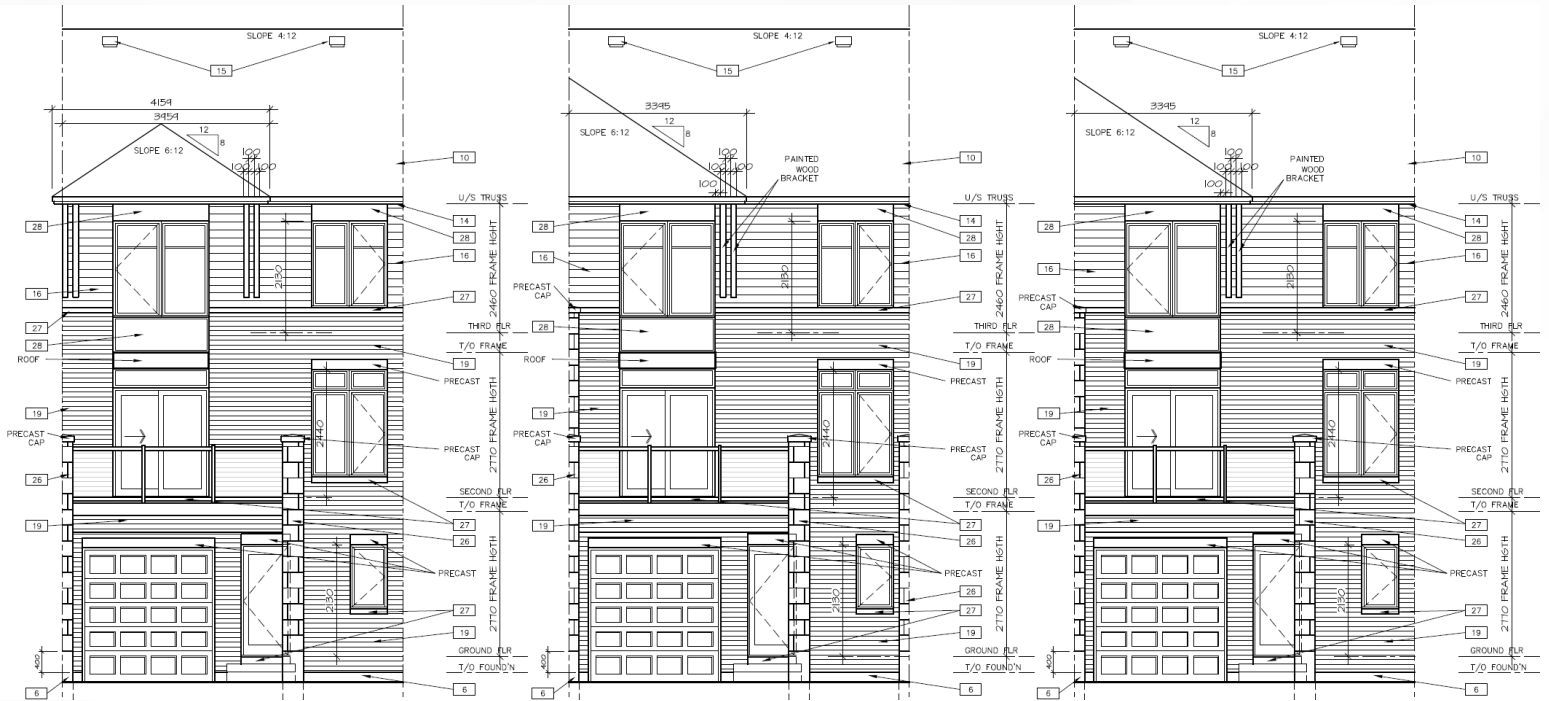
This is a complete street facing elevation with front doors, balconies and windows facing the street.



Typical Interior End Unit (Not Street or Public Facing)

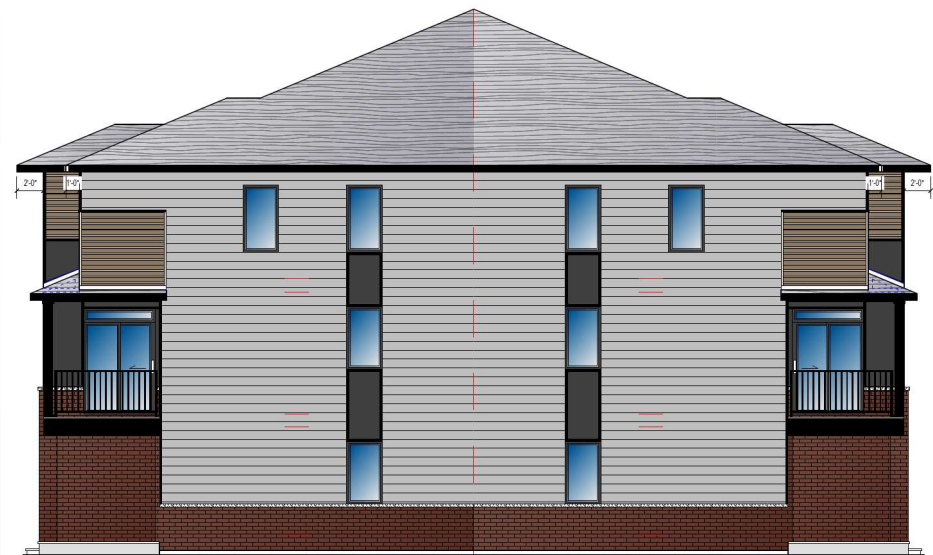
The proposed buildings are standard Tamarack and Cardel back-to-back townhomes products and are specifically designed for construction in multiple greenfield environments. Alternative massing or changes to the architecture designs are not possible within the back to back product lines of either company.

The back-to-back building design show balconies, peaked roof lines and accentuation elements at the roof edges. Different and distinctive brick with wallboard siding accentuate each unit providing a unique urban housing mix. Wood timber beams support the accentuation elements and provide a interesting decorative feature along the streetscape.



The above elevation identifies the brick, siding, stone accents and timber supports of the standard elevation for the back to back townhomes. These elements are more clearly identified in the renderings.

These elevations are applicable to the following Blocks: 2, 3, 10, 11, 12, 13







This development will forgo the standard electric street lighting in favour of solar powered street lighting.

The solar lighting system is so versatile that it can be engineered to run throughout the night, dimmed when full light is not required and/or react to motion with a built-in occupancy sensor. Dimming conserves energy and maximizes light output during peak hours.

This intelligent energy management greatly reduces the size and cost of solar lighting systems.

In terms of visibility, the solar lighting system for this private road network will more closely resemble sun light. The LEDs providing the light provides the opportunity for users to modify the colour rendering index which allows a better light for visibility at night.



The builders in this site plan are leading ENERGY STAR® homebuilders. Every home is 20-30% more energy efficient than a standard home built to the Ontario Building Code, and is certified by a third-party inspection agency.

New owners of these back to back townhomes will receive an ENERGY STAR Homeowner's Information Package when the home is registered with the ENERGY STAR program, along with improved comfort level and lower utility bills.

The builders of this site plan strive to minimize the impact of residential construction on our natural resources through the use of sustainable products, waste reduction and water conservation.

Residents will benefit from lower energy costs as it relates to heating and cooling your home, along with improved air quality, reduced drafts, and water conservation by choosing an Energy Star home.

A Design Brief is the core submission document that illustrates how the development is designed to work with its existing and planned context, to improve its surroundings and also demonstrate how the proposal supports the overall goals of the Official Plan, relevant secondary plans, Council approved plans and design guidelines. The purpose of the Terms of Reference is to assist the applicant to organize and substantiate the design justification in support of the proposed development and to assist staff and the public in the review of the proposal.

### Description:

A Design Brief is the core submission document that illustrates how the development is designed to work with its existing and planned context, to improve its surroundings and also demonstrate how the proposal supports the overall goals of the Official Plan, relevant secondary plans, Council approved plans and design guidelines. The purpose of the Terms of Reference is to assist the applicant to organize and substantiate the design justification in support of the proposed development and to assist staff and the public in the review of the proposal.

### Authority to Request a Design Brief:

The *Planning Act* gives municipalities the authority to require that a Design Brief be prepared. Under Sections 22(4), (5) and Section 41(4) of the *Planning Act*, a Council has the authority to request such other information or material that the authority needs in order to evaluate and make a decision on an application. Section 5.2.6 of the Official Plan sets out the general requirement for a Design Brief.

### Preparation:

The Design Brief should be signed by an urban designer, licenced architect, landscape architect, or a full member of the Canadian Institute of Planners.

### When Required:

A Design Brief is required for a Site Plan Control planning application.

A Scoped Design Brief\* is required when the following planning applications are applied for and not accompanied by a Site Plan Control application:

- Official Plan Amendment
- Zoning By-law Amendment (exception: a change in use which does not result in an increase in height or massing)

The requirement and scope of a Design Brief will be determined at the formal pre-application consultation meeting. Should an application be required to go to the [Urban Design Review Panel \(UDRP\)](#), the Design Brief may be submitted as part of the submission materials to the panel.

### Contents for Design Brief Submissions:

A Design Brief will contain and/or address the points identified during the pre-consultation meeting. Failure to address the critical elements identified in the pre-consultation meeting may result in the application being considered incomplete.

\* A Scoped Design Brief is composed of:

- Section 1 should be combined into the Planning Rationale submission, and
- Section 2 items will be confirmed in the pre-application consultation meeting.

### SECTION 1 Note: This section can be combined with the Planning Rationale.

#### Application Submission:

Not Required

☐

Required

☒

State the: type of application, legal description, municipal address, purpose of the application and provide an overall vision statement and goals for the proposal.

#### Response to City Documents:

Not Required

☐

Required

☒

State the Official Plan land use designation for the subject property and demonstrate how the proposal conforms to the Official Plan as it relates to the design of the subject site. Reference specific policy numbers from the Official Plan to show consistency. Justify areas of non-compliance and explain why there is non-compliance.

☐
☒

State the applicable plans which apply to the subject proposal: community design plan, secondary plan, concept plan and design guideline. Reference the relevant design related policies within the applicable plans/guidelines and provide a comprehensive analysis as to how the proposed development incorporates the objectives or why it does not incorporate the objectives.

#### Context Plan:

Not Required

☐

Required

☒

Provide a contextual analysis that discusses/illustrates abutting properties, key destinations and linkages within a 100 meter radius (a larger radius may be requested for larger/more complex projects), such as transit stations, transportation networks for cars, cyclists, and pedestrians, focal points/nodes, gateways; parks/open spaces, topography, views towards the site, the urban pattern (streets, blocks), future and current proposals (if applicable), public art and heritage resources.

☐
☒

Photographs to illustrate existing site conditions and surrounding contexts. Include a map pinpointing (with numbers) where each photo is taken and correspond these numbers with the site photos. Arrows illustrating the direction the photo is taken is also useful.

### SECTION 2

#### Design Proposal:

The purpose of the Design Proposal is to show the building elevations, exterior details, transitions in form, treatment of the public realm and compatibility with adjacent buildings, using 3-D models, illustrations, diagrams, plans, and cross sections. Referencing Official Plan, Section 5.2.1, as determined at time of pre-application consultation meeting, submissions will need to address the following in the form of labelled graphics and written explanation:

#### **Massing and Scale**

Not Required

Required

☐
☒

#### *Images which show:*

#### Building massing – from:

- at least two sides set within it current context (showing the entire height and width of the building) **OR**
- all four sides set within it current context (showing the entire height and width of the building).

☐
☐
☐
☒

#### Views – of the entire block, from:

- at least two perspectives to show how the proposed building is set within its current context **OR**
- all four perspectives to show how the proposed building is set within its current context.

☐
☐
☒
☐

Building transition – to adjacent uses, with labelled explanation of the transition measures used.

☒
☐

Grading – if grades are an issue.

☐
☒

Alternative building massing – additional imagery and site layouts considered and provide justification for the ultimate proposal sought.

#### **Public Realm**

Not Required

Required

☒
☐

#### *Labelled graphics and a written explanation which show:*

Streetscape – cross sections which illustrate the street design and right of way (referencing the City's design manuals).

☒
☐

Relationship to the public realm – illustrating how the first few storeys of the proposed development responds to and relates to the existing context (e.g. through a podium plan and first floor plan). This is to include detailed explanation on:

- Architectural responses
- Landscaping details
- Public art features (in accordance with Official Plan, Section 4.11)
- For developments in Design Priority Areas, detail the building and site features, (in accordance with Official Plan, Section 4.11) which will enhance the public realm. Provide explanation for features which are not provided.

### Building Design

Not Required

☐

Required

☒

Labelled graphics (e.g. building elevations and floor plans) and a written explanation which document the proposed exterior architectural details and design (in accordance with Official Plan, Section 5.2.1).

☒
☐

For high-rise development applications, detail the building design and massing and scale elements and how they relate to the proposed high-rise development (in accordance with Official Plan, Section 5.2.1).

### Sustainability

Not Required

☐

Required

☒

Any sustainable design features to be incorporated, such as green roofs or walls, sun traps, reflective or permeable surfaces.

### Heritage

Not Required

☒

Required

☐

How the building relates to the historic details, materials, site and setting of any existing historic resources on or adjacent to the subject property (if applicable).

## Additional Contents:

Some proponents may be requested to provide submission material which complements the Design Brief. These additional requirements could be incorporated into the Design Brief submission for ease of review. These will be identified at the time of application consultation meeting:

- X • Site Plan
- X • Landscape Plan
- X • Plan showing existing and proposed servicing
  - Shadow Analysis
  - Wind Analysis
- Perspective renderings
- Elevations

## Submission Requirements

- Six hard copies and one digital copy