



6310 Hazeldean Road – Zoning By-law Amendment
Development Information meeting – February 20, 2024

Welcome

- Overview for tonight
- **If you have a question or comment:**
Use the Q&A function or “Raise Hand”
- Participate in a respectful way
- Meeting will be posted on **YouTube** and at **glengower.ca**

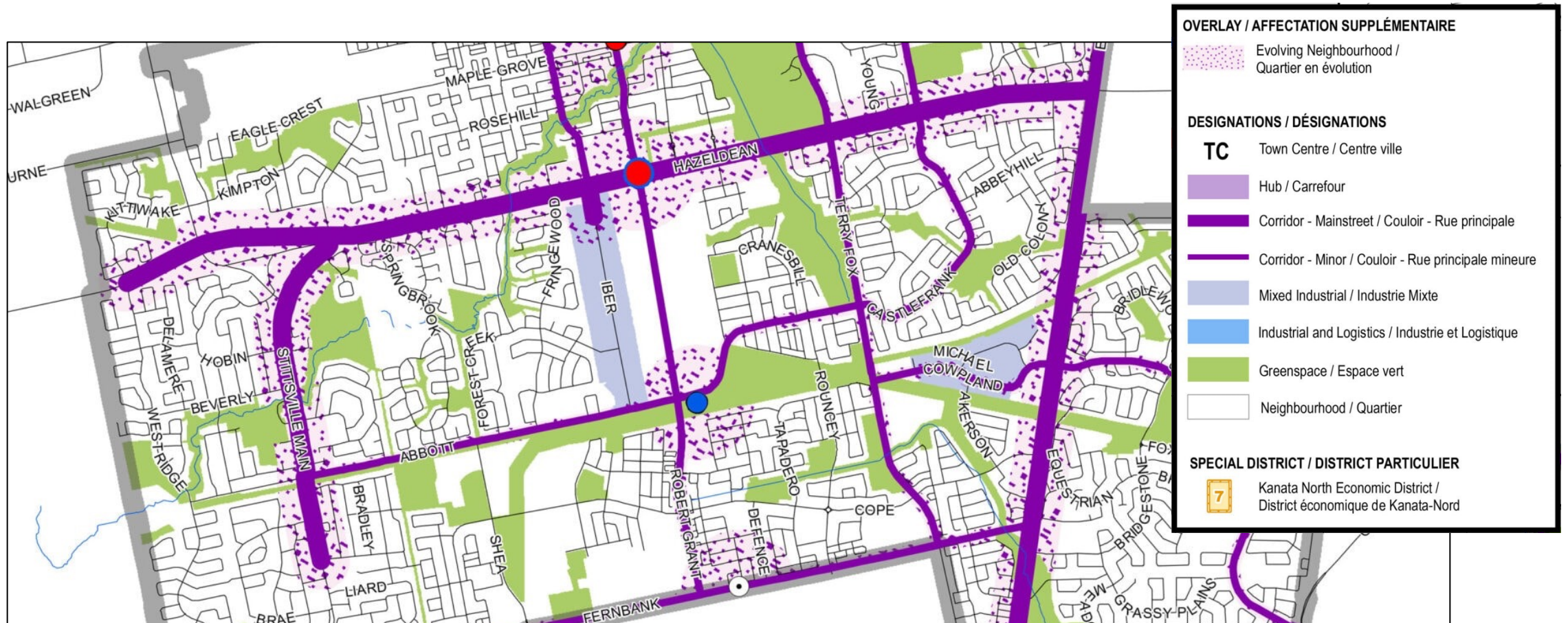
Proposal – 6310 Hazeldean Road

- 431 apartments in two buildings
- Heights stepping up from three stories to 25 storeys
- 389 parking spaces for residents and 86 spaces for visitors, accessed from Hazeldean Road. Also 446 bicycle parking spaces.
- Devmont – owner/developer
- Fotenn – planning consultant

Zoning by-law amendment

- The Zoning By-law requires a maximum height of 15 metres, whereas the development proposes a height of 77 metres.
- The Zoning By-law requires a minimum vehicle parking space rate of 1.2 spaces per dwelling unit (517 parking spaces), whereas the development proposes a reduced rate of 0.9 spaces per dwelling unit (389 parking spaces).
- No changes to setbacks or landscaping buffer requirements.

Official Plan (2022) – Mainstreet Corridor



Feedback so far

- Height, current zoning, shadows
- Transportation infrastructure – Carp Road, OC Transpo, Pedestrians
- Amenities - schools, health care, community facilities
- Impact on water, sewer, hydro
- Property values
- Community character
- Parking
- Affordability
- Construction impact

The planning process

- Public & technical review
- Issue resolution
- Staff analysis + recommendation to **Planning Committee**
- Then to City Council
- 20-day appeal period (Ontario Land Tribunal)

Stay informed

- Provide your questions or comments to **Sarah Ezzio**, City Planner at **613-580-2424, ext. 23493** or **sarah.ezzio@ottawa.ca**
- **By doing so you will receive:**
 - Notice of future meetings.
 - Notice of staff's recommendation on the application
 - Information regarding speaking in front of Planning Committee, or providing written comments.
 - Information on how you can appeal Council's decision.

More info

glengower.ca/development/