

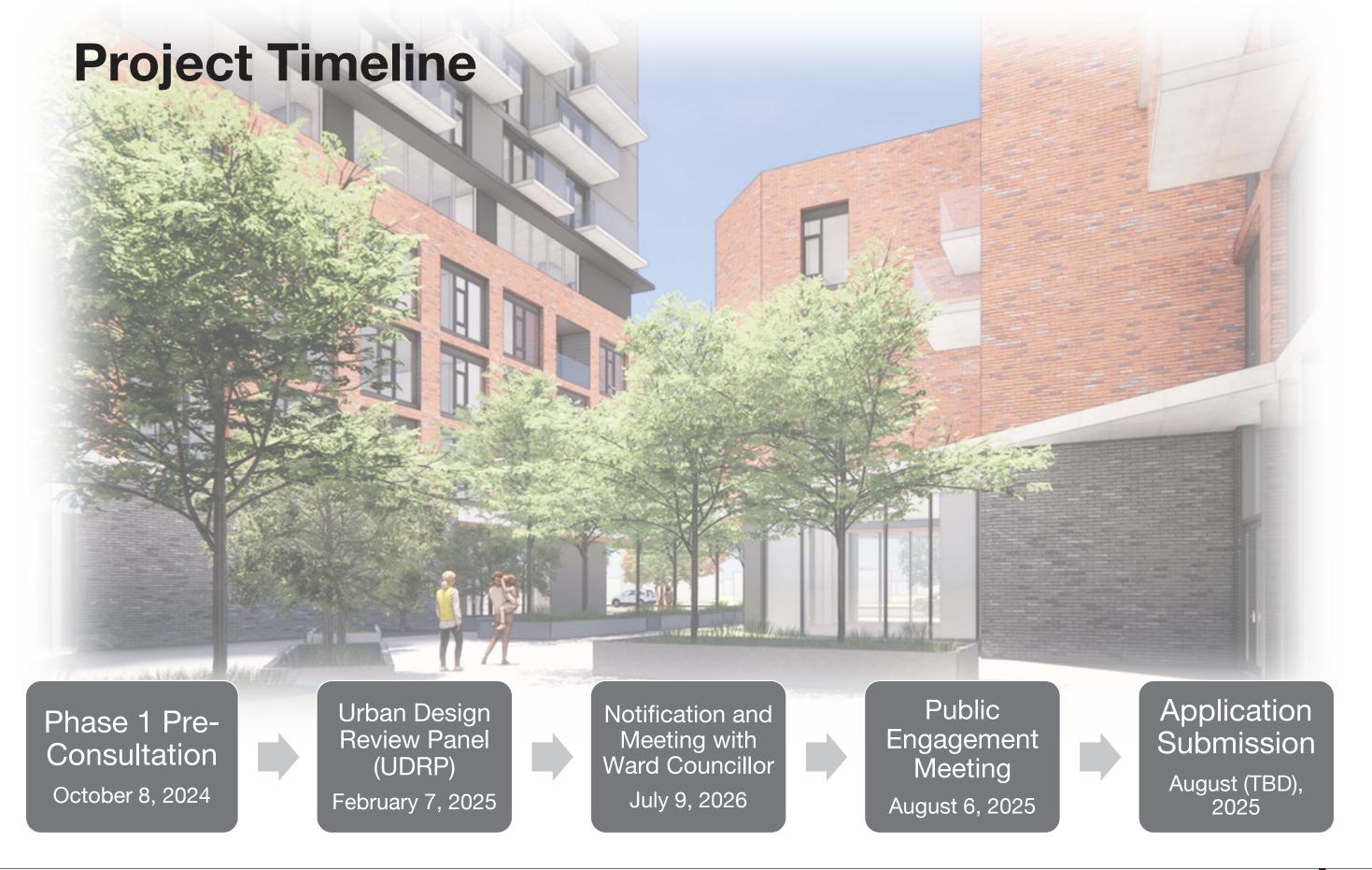




Public Meeting

5872, 5880, 5884 Hazeldean Road & 7 Savage Drive Development

August 6, 2025







Site Context





Official Plan - Transit Network

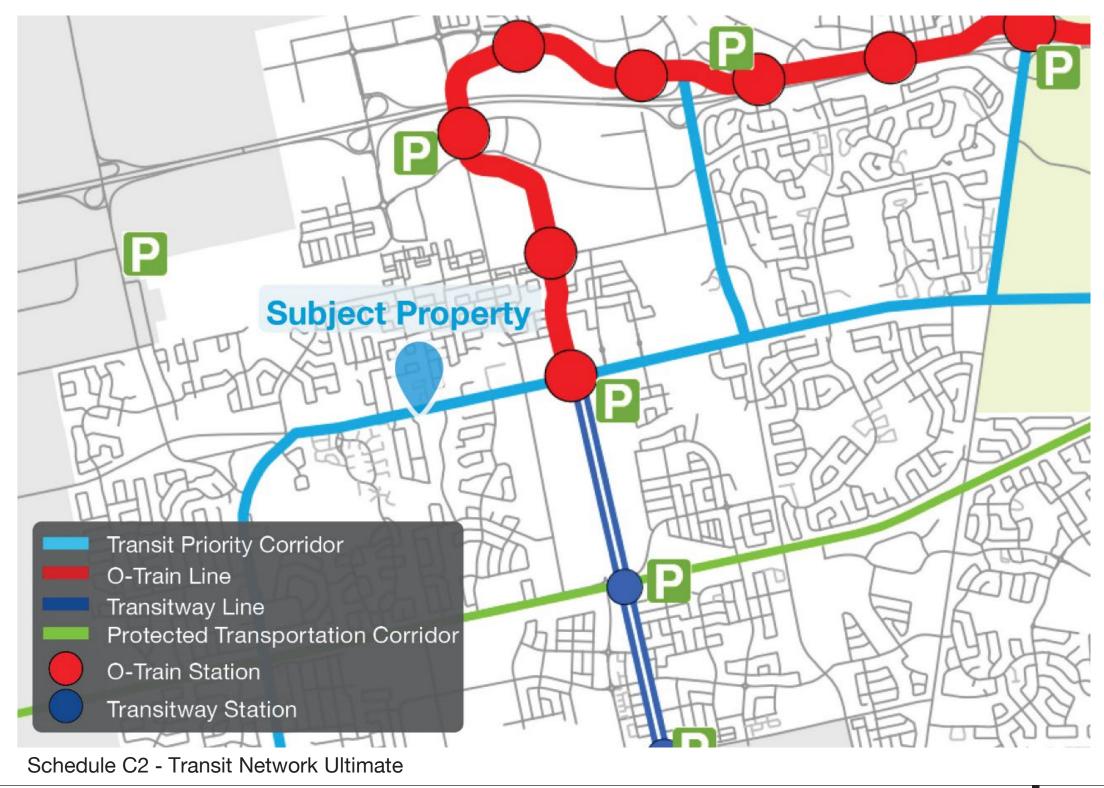
Transit Network

The subject site is well connected to the exiting transportation network. Hazeldean Road is a Transit Priority Corridor, intended to support higher-capacity and more efficient transit service.

Nearby buses include:

- Frequent bus routes 61 and 62
- Connection bus routes 266, 263, and 261

The future Hazeldean LRT station is approximately 1.2km east.

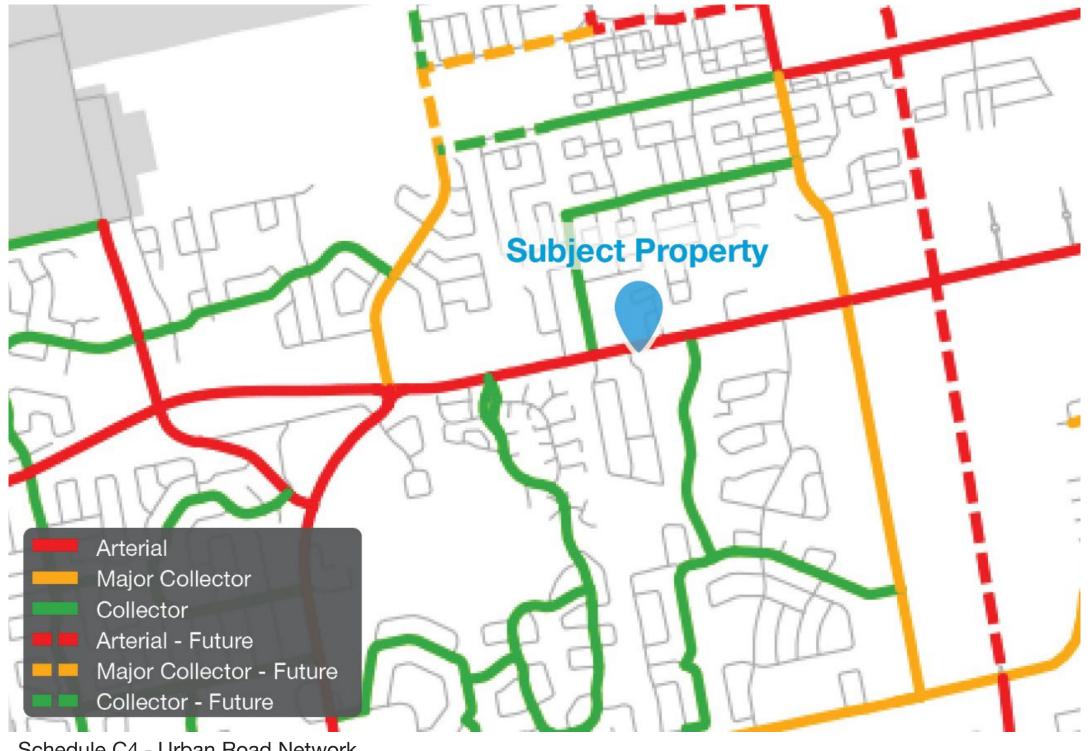




Official Plan - Road Network

Road Network

The subject site benefits from its location at the corner of Savage Drive, a Local Road, and Hazeldean Road, an Arterial Road. Approximately 2.5 kilometres to the east, Terry Fox Drive runs north-south and connects to Highway 417 via both eastbound and westbound ramps.









Official Plan - Active Transportation

Active Transportation Network

The subject site has reasonable access and connectivity to the local active transportation network. Hazeldean Road features bike lanes on both sides, connecting to additional cycling infrastructure along Iber Road and Terry Fox Drive. The Carleton Place Rail Corridor, and pathways within the surrounding residential neighbourhoods, amount to a well-connected active transportation system.



Transportation Master Plan - Map 1, Cycling Network



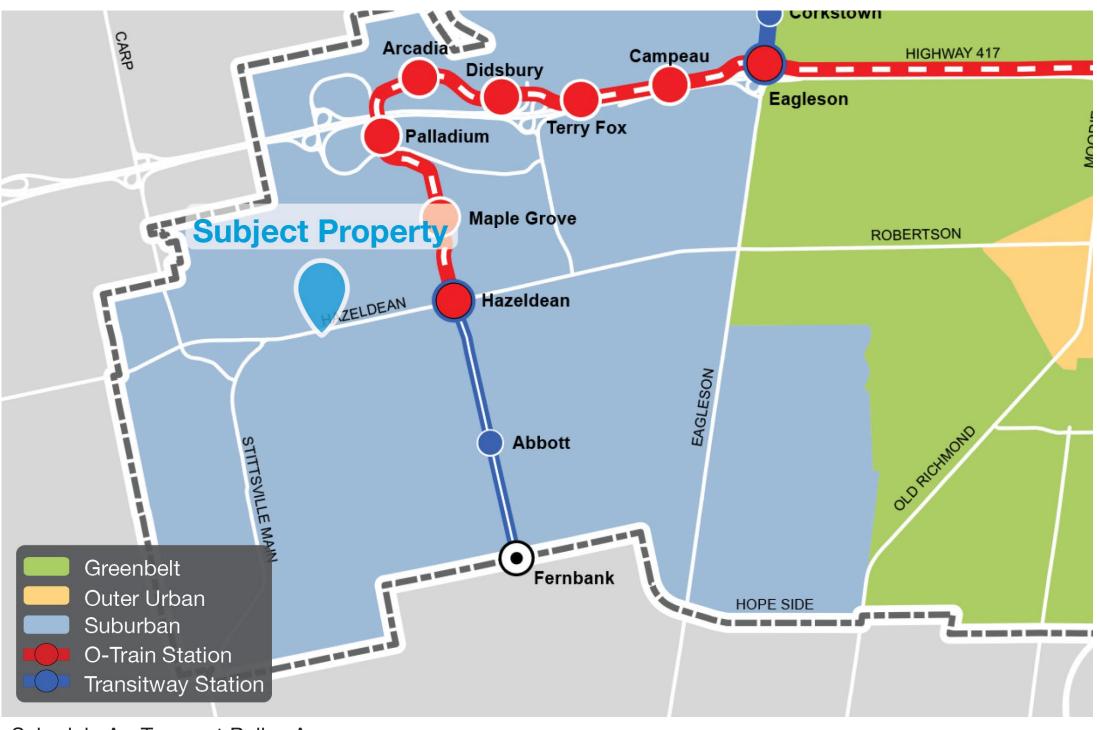
August 2025

City of Ottawa Official Plan - Suburban Transect

The subject property is in the **Suburban (West) Transect,** an area intended to evolve from a conventional suburban model into a 15-minute neighbourhood.

High-rise development is permitted along Mainstreet Corridors within the Suburban Transect.

Higher-density, mixed-use buildings are encouraged at strategic locations close to rapid transit.



Schedule A - Transect Policy Area

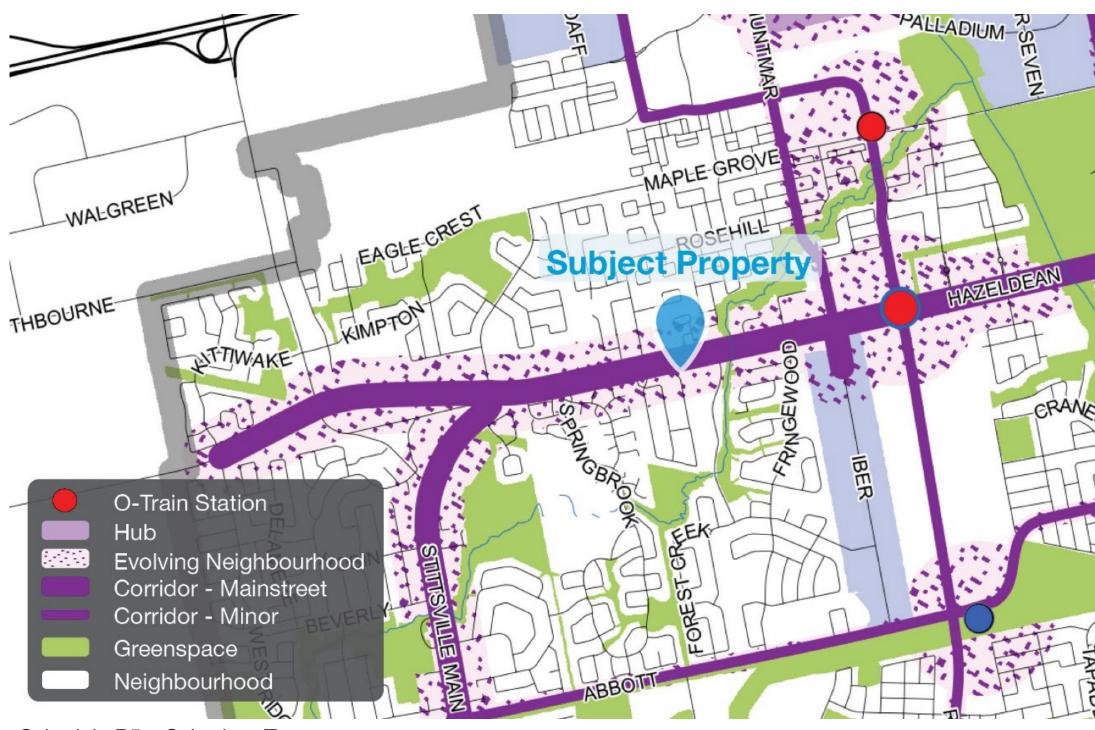


Official Plan - Designation

The subject site is designated **Mainstreet Corridor** within the Suburban Transect.

Mainstreet Corridors, shall provide a dense, mixed-use environment with active entrances facing the Corridor.

Building heights up to 40 storeys are permitted along Mainstreet Corridors whose right-of-way is 30 metres or greater. This segment of Hazeldean Road has a 30m+ ROW.



Schedule B5 – Suburban Transect



Official Plan - Planned Context



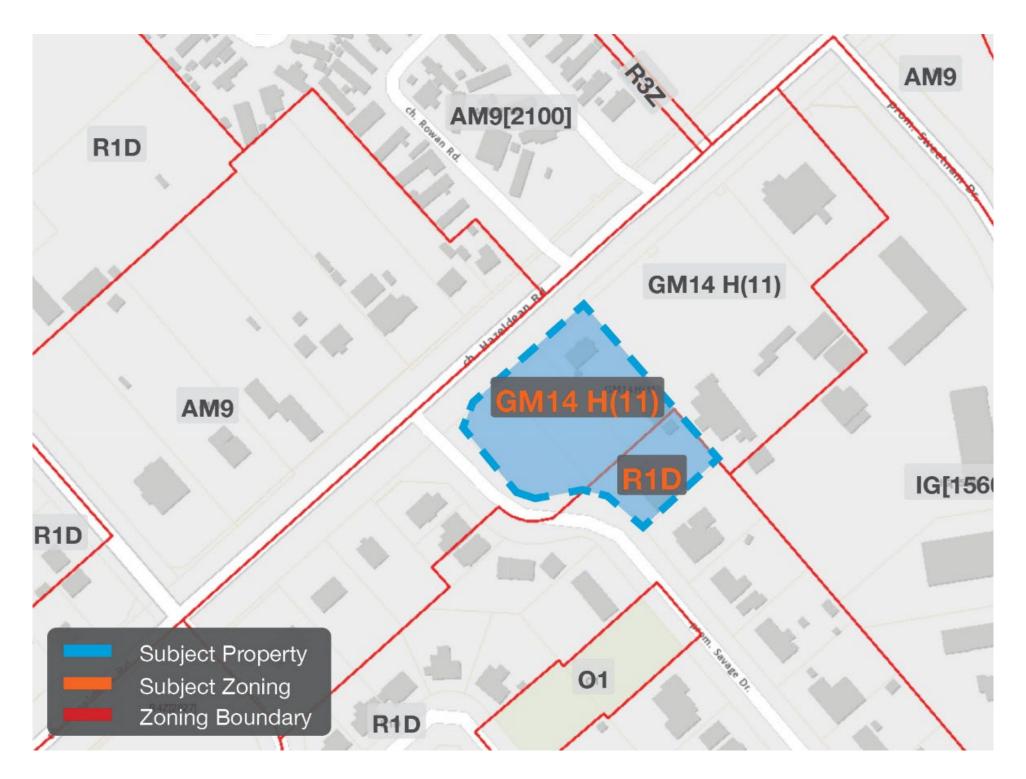








City of Ottawa Zoning By-law



The subject site is currently split zoned GM14 H(11) – General Mixed-Use Zone, Subzone 14 and R1D – Residential First Density Zone Subzone D.

The entirety of the subject property is proposed to be rezoned **GM[XXXX].**

Amendments are required to permit:

- / High-Rise Development;
- / Increased Floor Space Index (FSI);
- / Reduced Rear Yard Setback; and
- / Reduced Minimum Required Resident, Retail, and Visitor Parking Spaces.



August 2025

Height Rationale

- / Mainstreet Corridor and large lot size support high-rise
- / Appropriate Transition/ Separation: Low-rise podium, tower placement, and ROW widths
- / Planned context supports high-rises (up to 40 storeys) along Mainstreets
- / <750 sq. m tower floorplate
- / Underused brownfield site



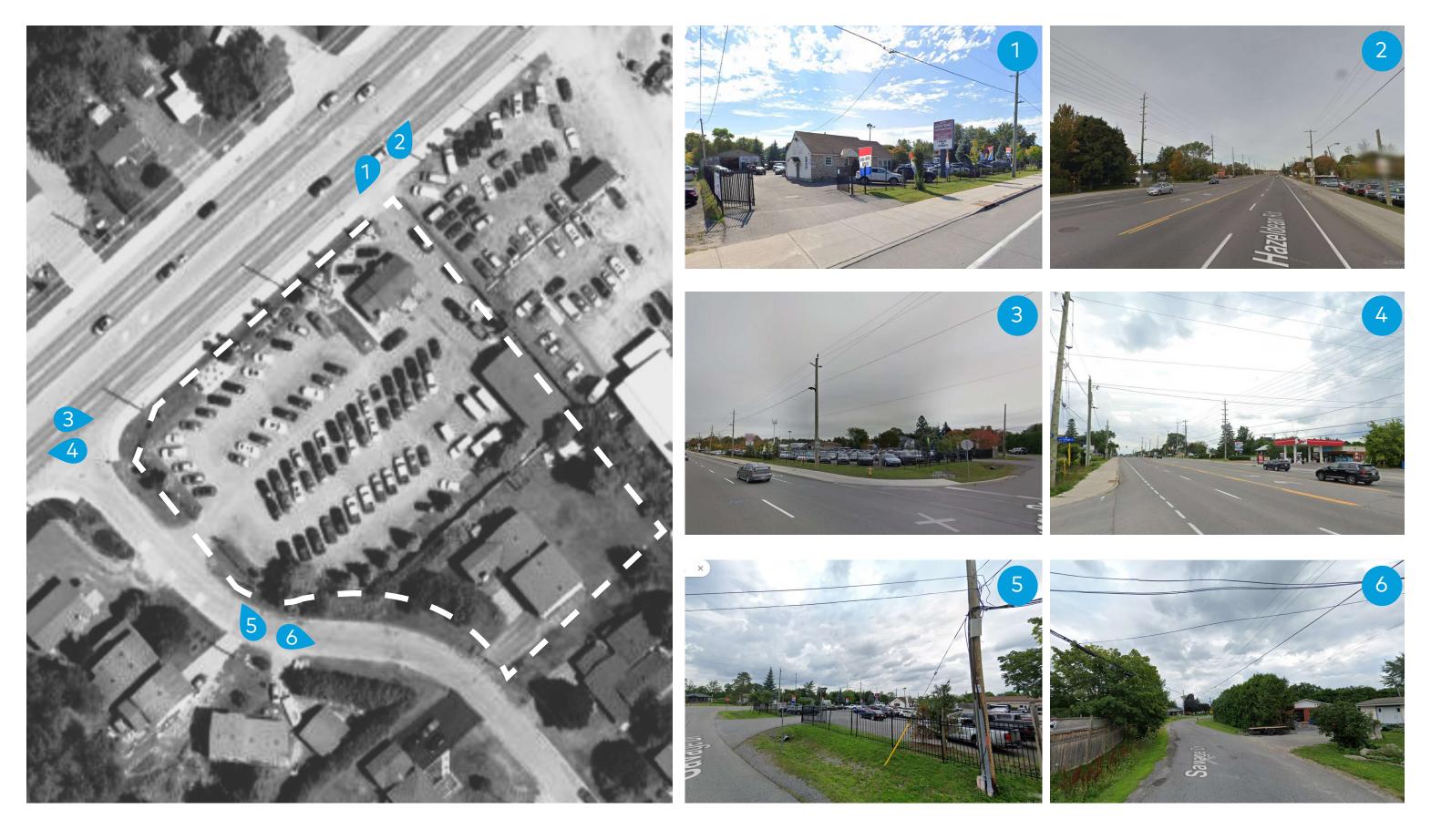




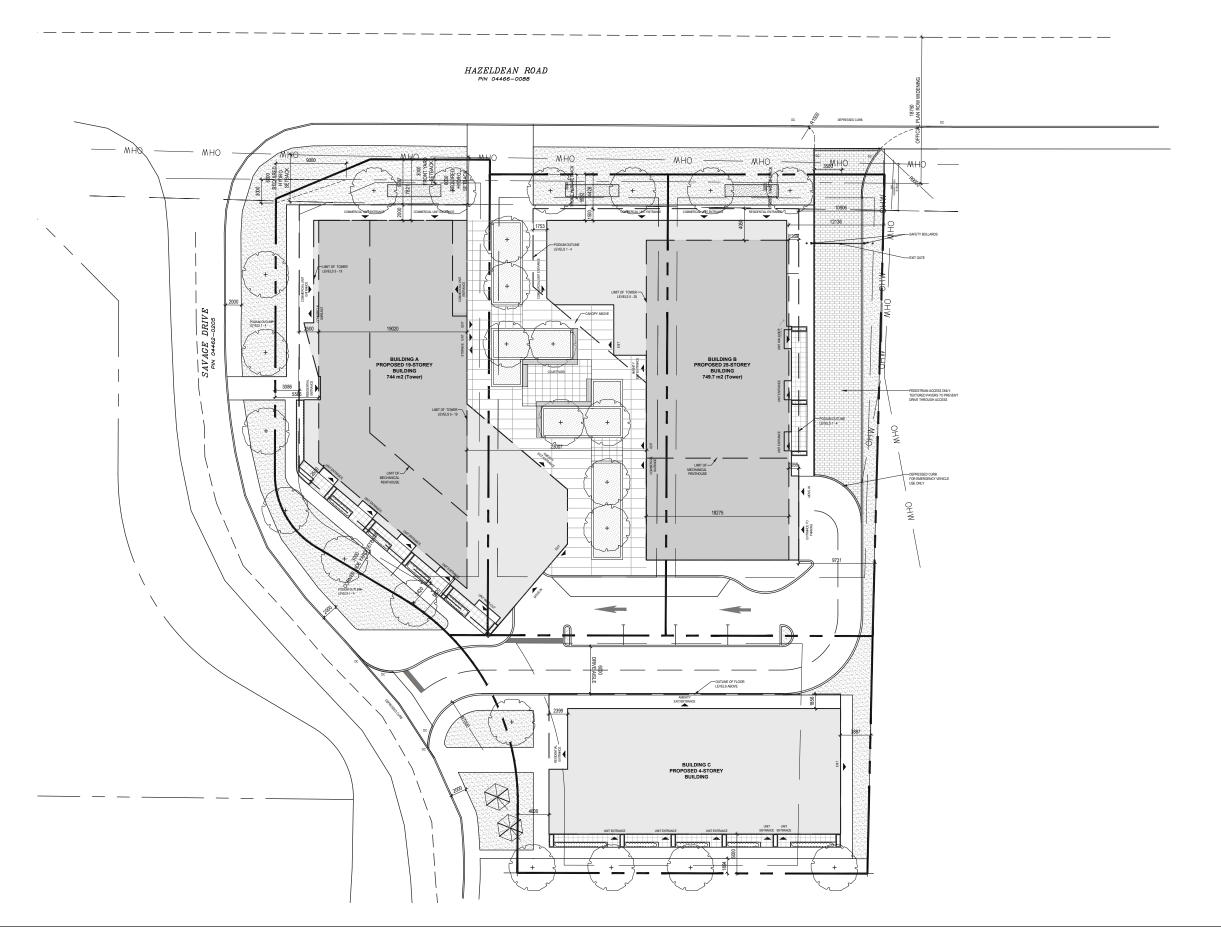
5872, 5880, 5884 Hazeldean Road & 7 Savage Drive



PROPERTY DESCRIPTION REZONE DEVELOPMENT PROJECT CITY OF OTTAWA PIN NUMBER 04462-0719, 04462-0733, 04462-0481 & 04462-0484 MUNICIPAL ADDRESS 5872, 5880, 5884 HAZELDEAN ROAD & 7 SAVAGE DRIVE SITE INFORMATION TOTAL SITE AREA: 5857 m² SITE & ZONING 5872, 5880, 5884 7 SAVAGE DRIVE HAZELDEAN ROAD ZONING TABLE GM14 H(11) R1D CITY OF OTTAWA ZONING BY-LAW REQUIRED REQUIRED PROPOSED No. 2008-250 MINIMUM LOT AREA no minimum 5857 m² MINIMUM LOT WIDTH 20m 78m no minimum MINIMUM FRONT YARD AND FY = 6m CSY = 4.5m FY = BLDG A: 5.8m CORNER SIDE YARD SETBACK BLDG B: 4.4m CSY = BLDG A: 3m BLDG C: 4m HYDRO SETBACK ROW WIDENING 37.5m Provided MINIMUM INTERIOR SIDE YARD SETBACK 1.2m BLDG B: 9.7m BLDG C: 3.9m MINIMUM REAR YARD SETBACK RY = BLDG A: 34.6m BLDG B: 40.2m BLDG C: 5m MAXIMUM BUILDING HEIGHT 11m (AREA C) 11m BLDG A: 60m BLDG B: 78m BLDG C: 13.5m MAXIMUM LOT COVERAGE VEHICLE PARKING REQUIREMENTS 1.2 PER UNIT 148 SPOTS BELOW GRADE 1.2 PER UNIT (AREA C, SCHEDULE 1A) = 456 SPOTS = 148 TOTAL VISITOR PARKING REQUIREMENTS 0.2 PER UNIT 82 SPOTS BELOW GRADE 4 SURFACE PARKING (AREA C. SCHEDULE 1A) = 91.2 SPOTS = 86 TOTAL COMMUNAL: 1497m² AMENITY AREA REQUIREMENTS 6m² per unit (50% min. BALCONIES: 2918m² must be communal) TOWERS (BLDG A + B) $TOTAL = 4415m^2$ 421 units x 6m² = 2736m² Min. 1263m2 Communa BICYCLE PARKING SPACES 0.5 PER UNIT 319 SPACES = 228 SPACES **BUILDING INFORMATION** BUILDING AREA: BLDG A: 1183m² BLDG B: 1116m² BLDG C: 672m² GROSS AREA (ABOVE GRADE): BLDG A: 15.692.7m² BLDG B: 20.015.5m² BLDG C: 2597.2m² TOTAL: 38.305.4m² PROPOSED USE: APARTMENT DWELLING, LOW-RISE AND TWO HIGH-RISE TOWER FLOOR PLATES: BLDG A: 746.18m² TOWER STEPBACKS FROM THE PODIUM: BLDG A: Front = 2m Side = 2.5m BLDG B: Front = 4m Side = 1.2m UNIT BREAKDOWN: 174 UNITS BUILDING A: BUILDING B BUILDING C: BUILDING A: 247 UNITS BUILDING B: TYPE TYPE # RATIO TYPE # RATIO BUILDING C: 35 UNITS # RATIO 1BD 94 54.02% 1BD+D 18 10.34% 456 UNITS TOTAL: 1BD 126 51.01% 29 82.86% 1BD 1BD+D 4 1.62% 1BD+D TYPE # RATIO 2BD 44 25.30% 2BD 97 39.27% 2BD 8.57% 2BD+D 18 10.34% 2BD+D 1BD 249 54.61% 1BD+D 25 5.34% STUDIO STUDIO 20 8.34% STUDIO 2BD 144 31.58% TOTAL: 174 UNITS TOTAL: 247 UNITS TOTAL: 35 UNITS 2BD+D 18 3.95% STUDIO 20 4.39%

































LEGEND / SYMBOL



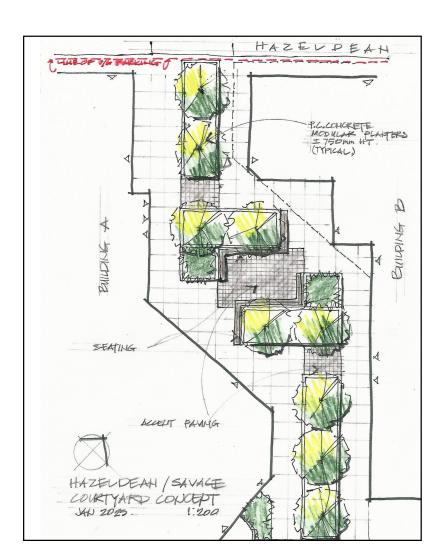










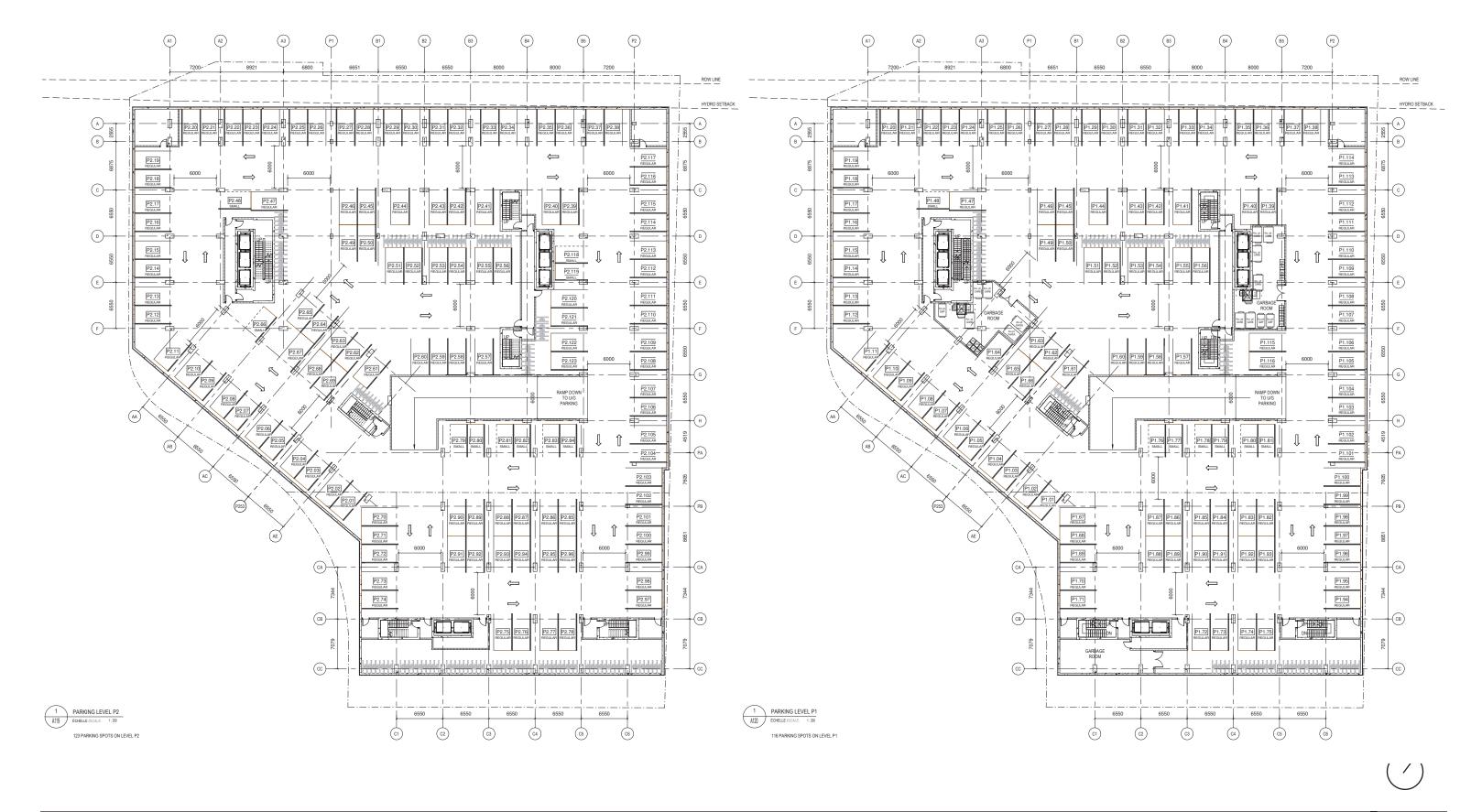


HAZELDEAN ROAD

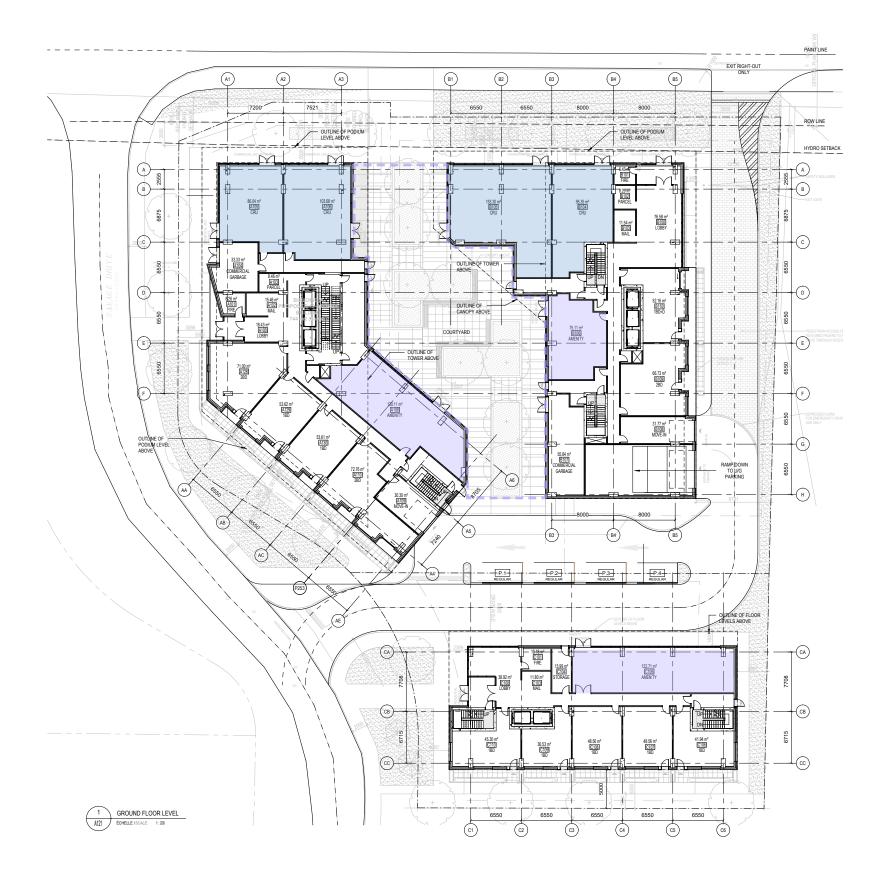


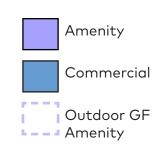








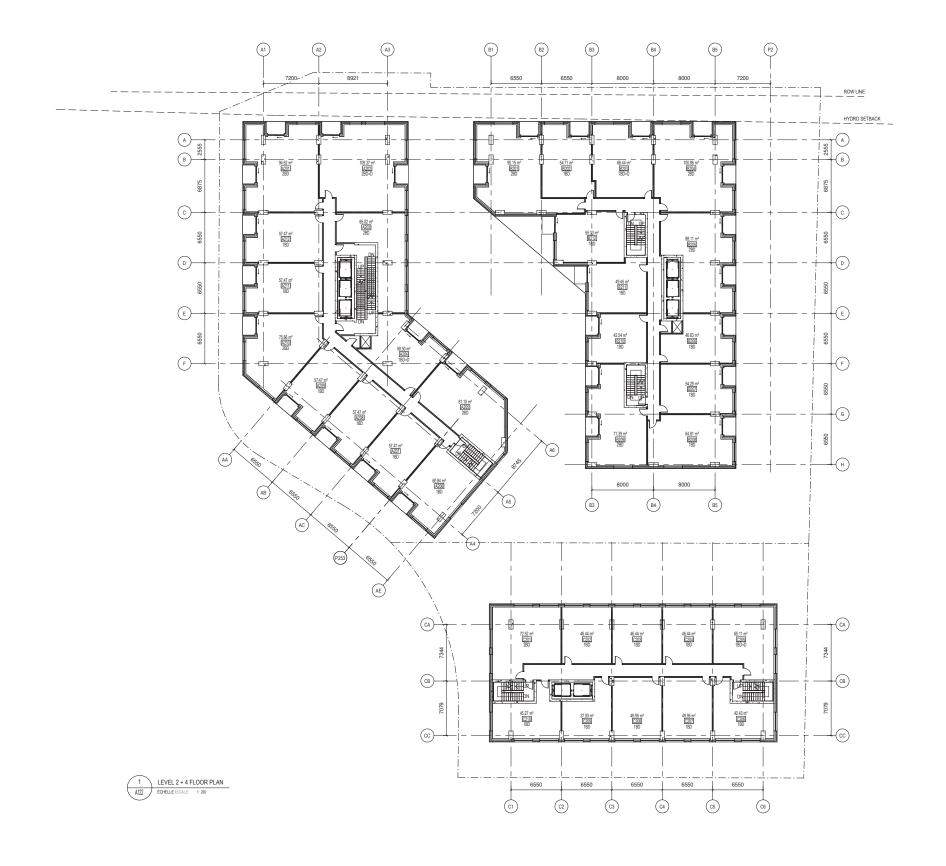








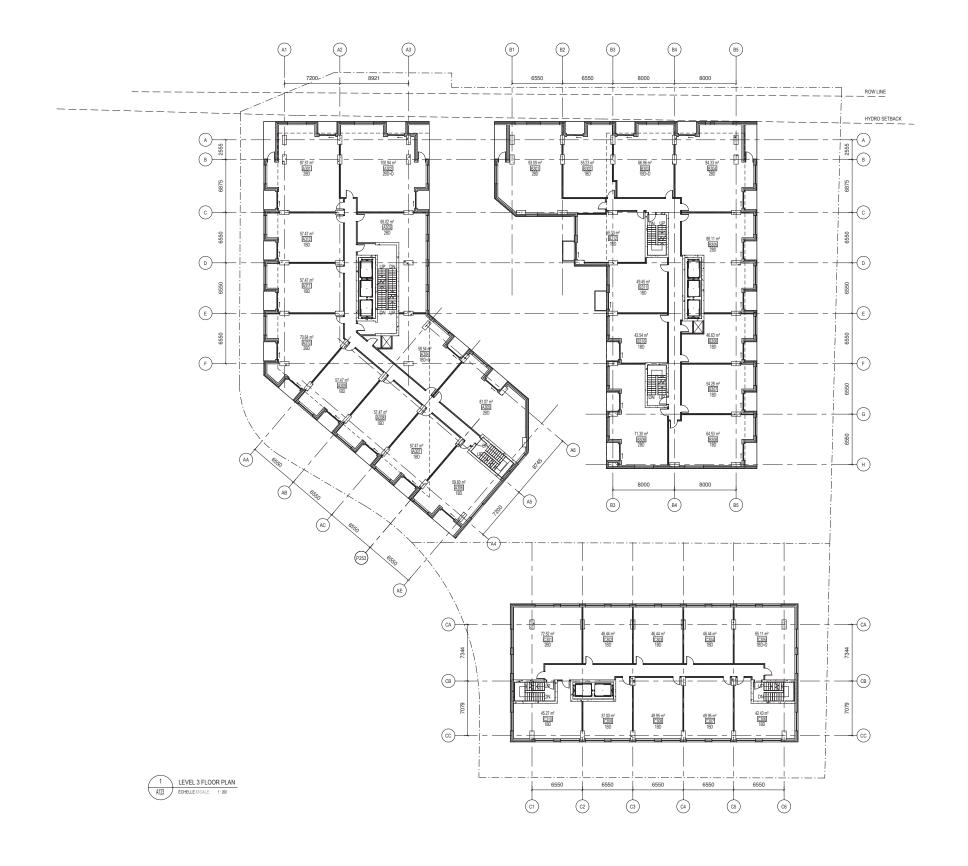






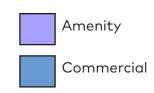


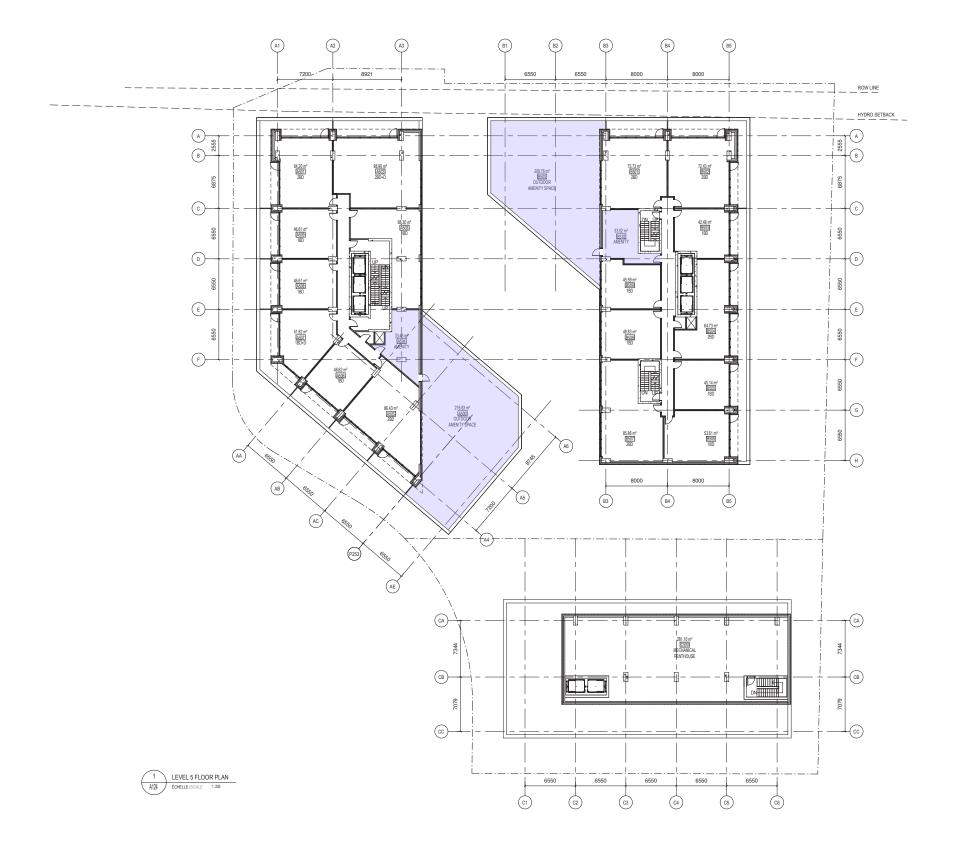








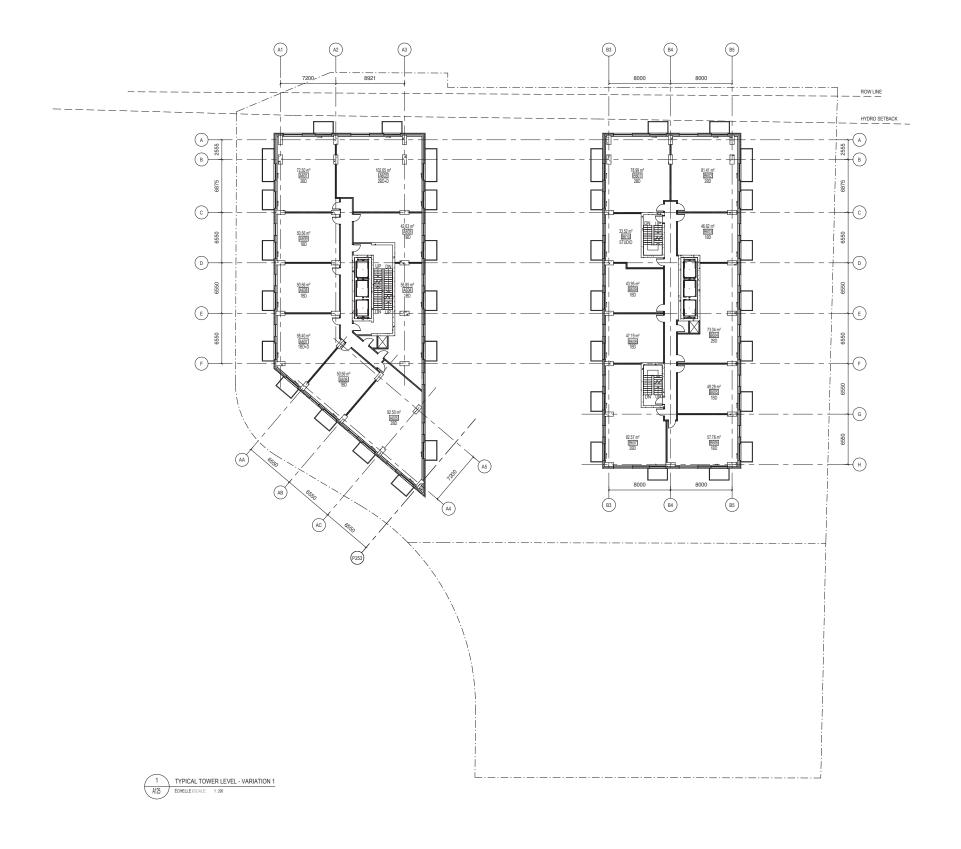








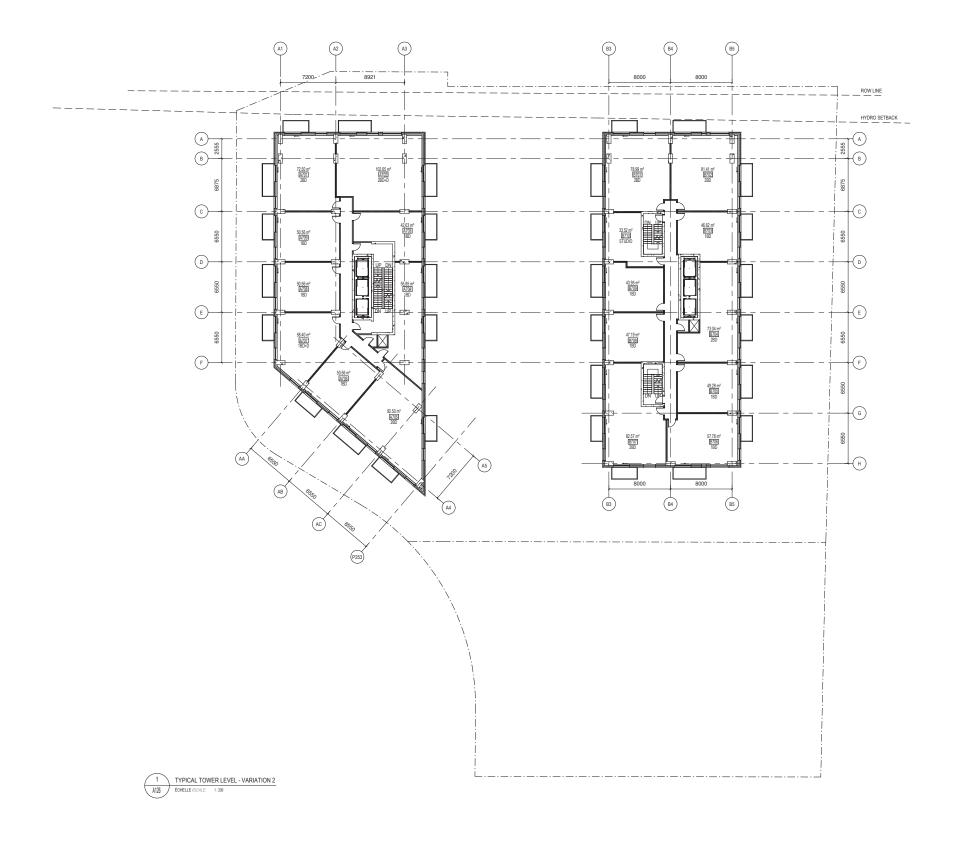








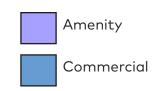


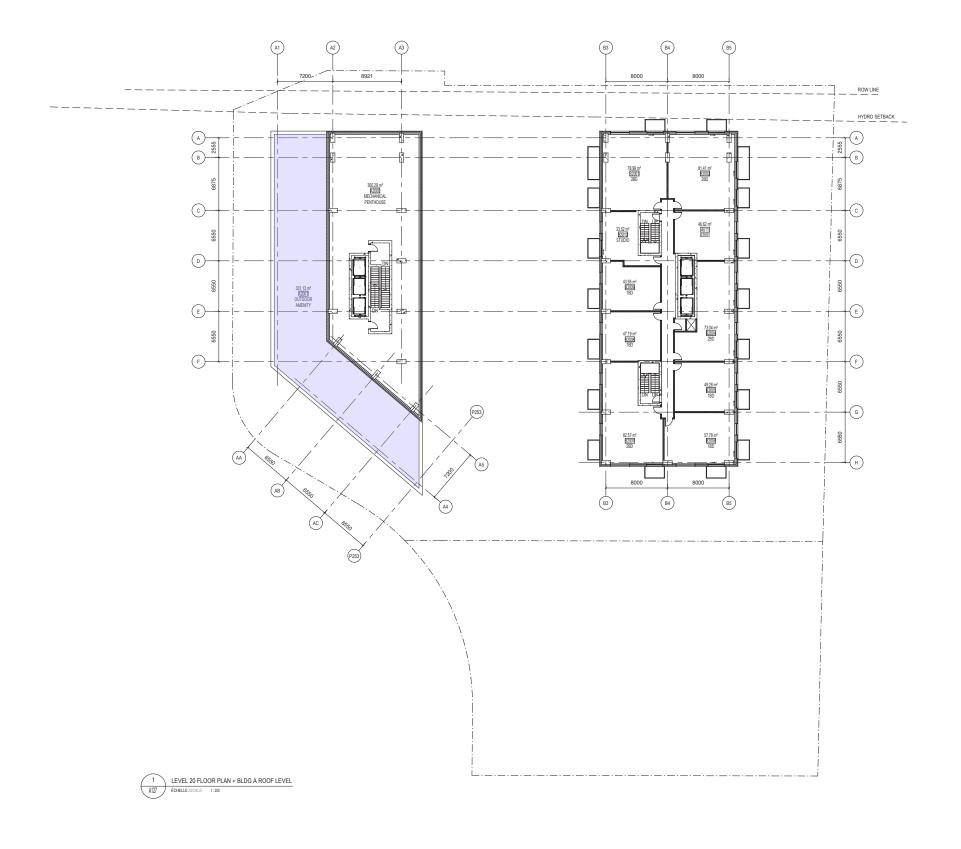








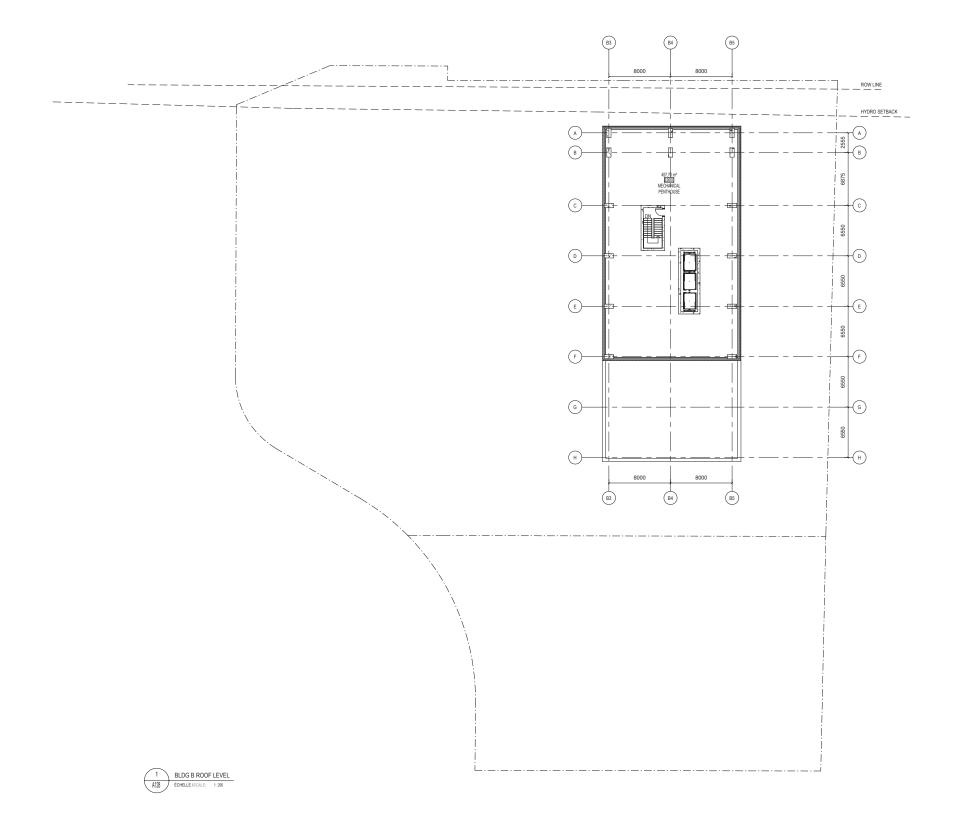










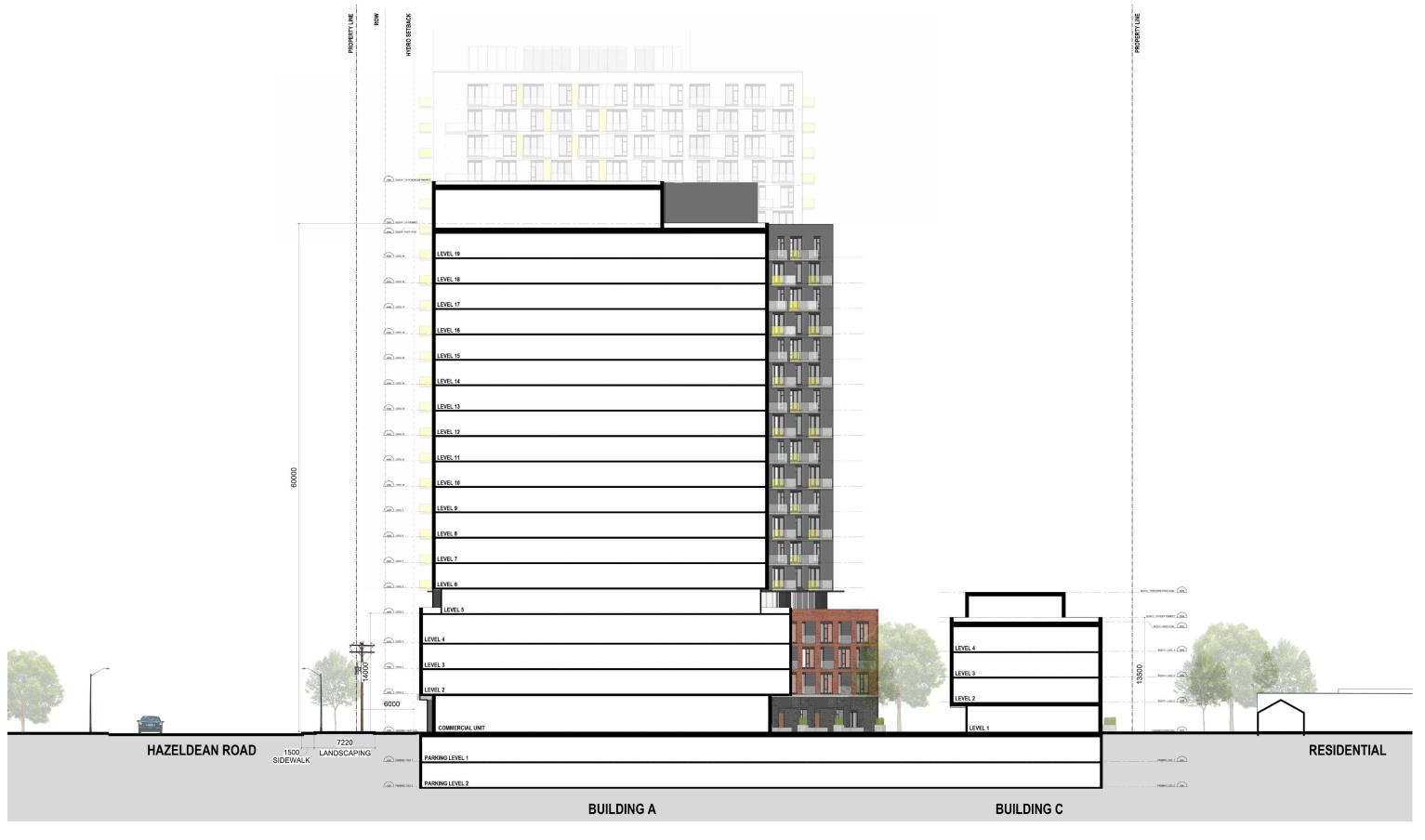




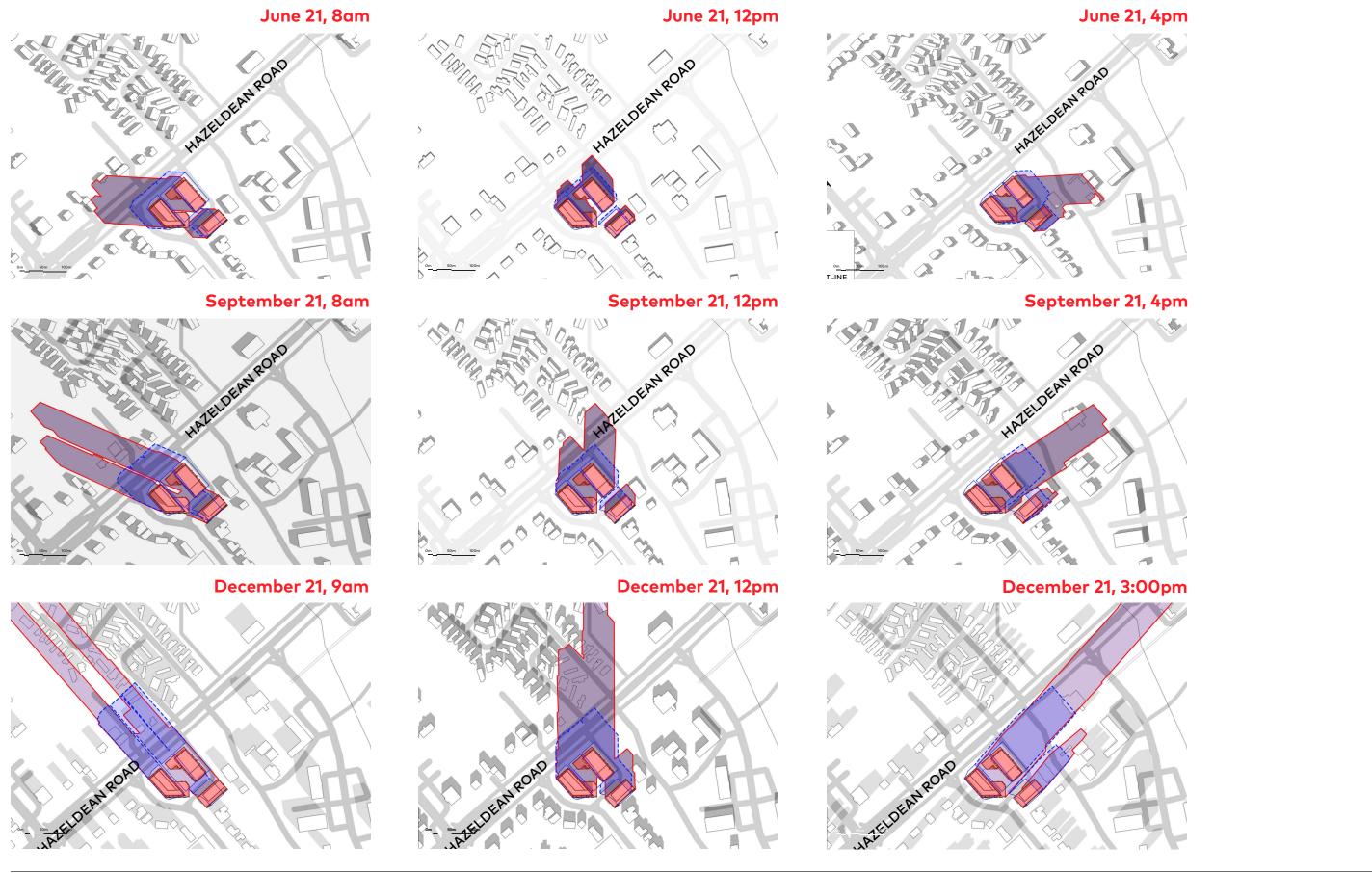












LEGEND

- AS OF RIGHT OUTLINE NEW NET SHADOW PROPOSED SHADOW OUTLINE - AS OF RIGHT SHADOW OUTLINE

PROPOSED DEVELOPMENT