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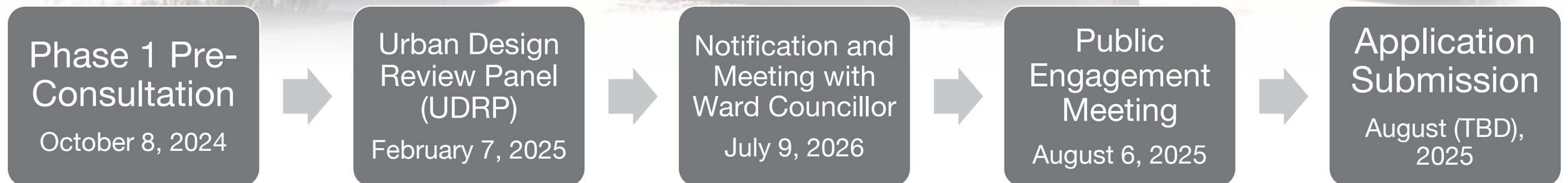


Application Submission

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

September, 2025

Project Timeline



Site Context



Official Plan - Transit Network

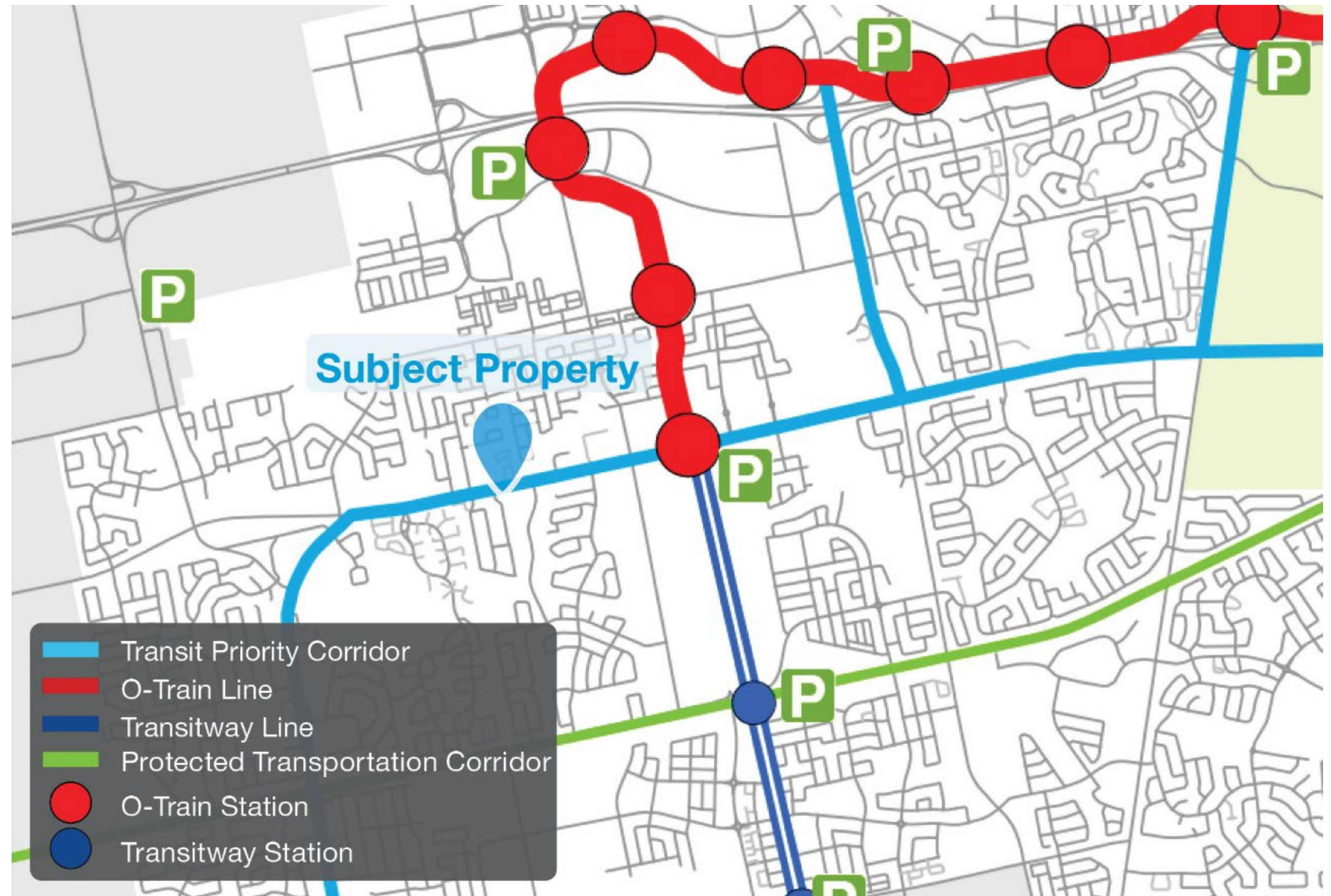
Transit Network

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.

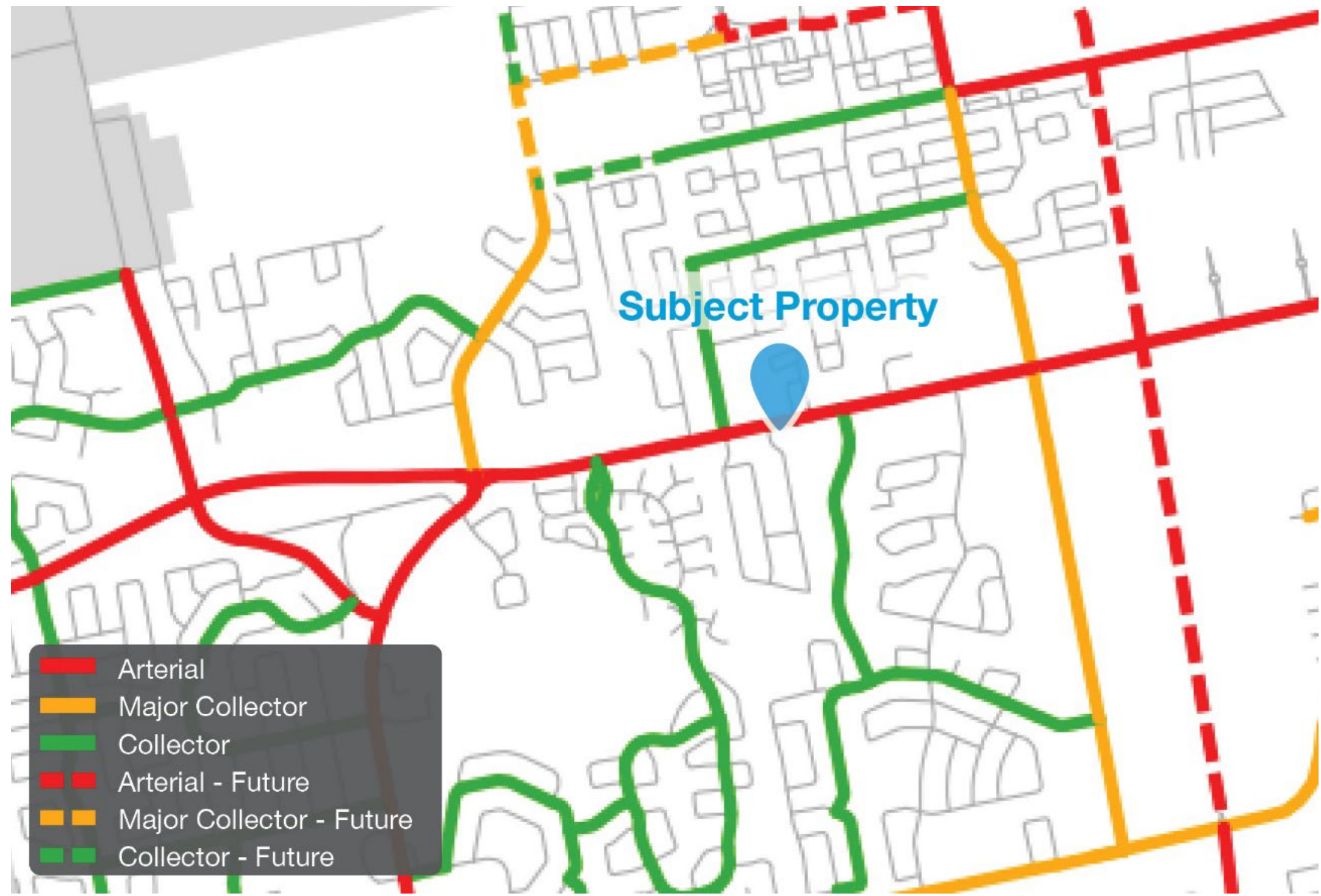


Schedule C2 - Transit Network Ultimate

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.

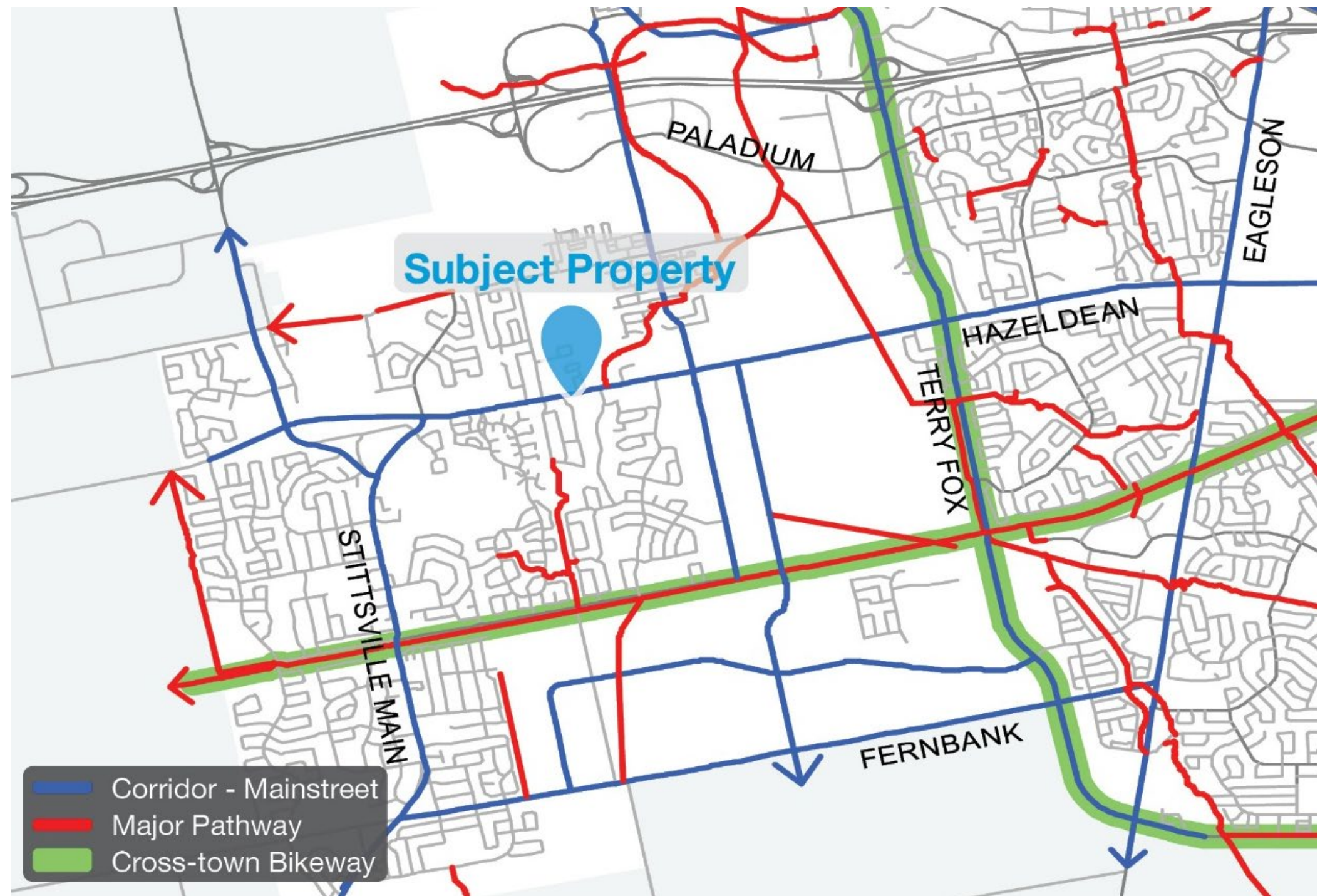


Schedule C4 - Urban Road Network

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.



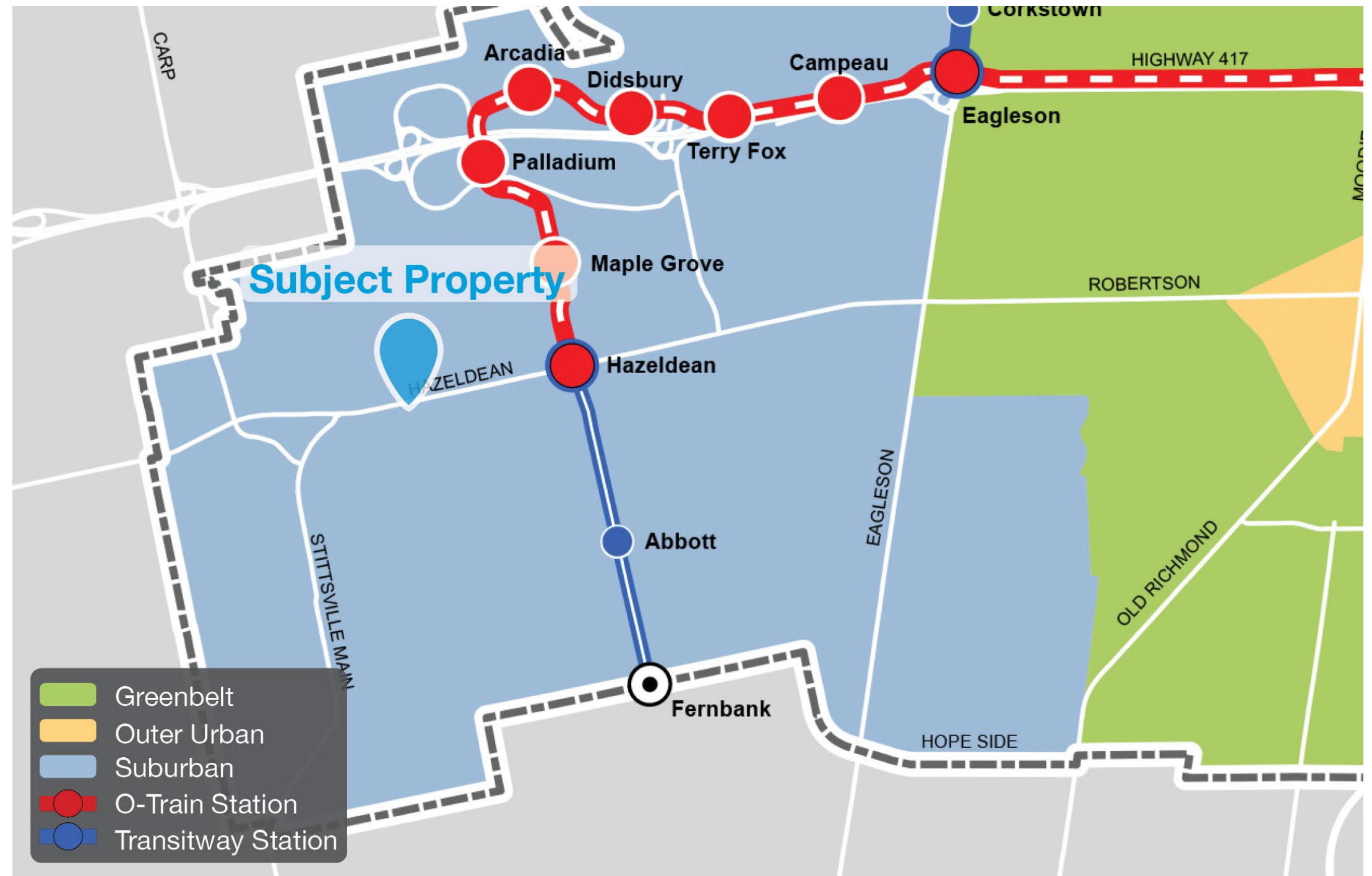
Transportation Master Plan - Map 1, Cycling Network

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.



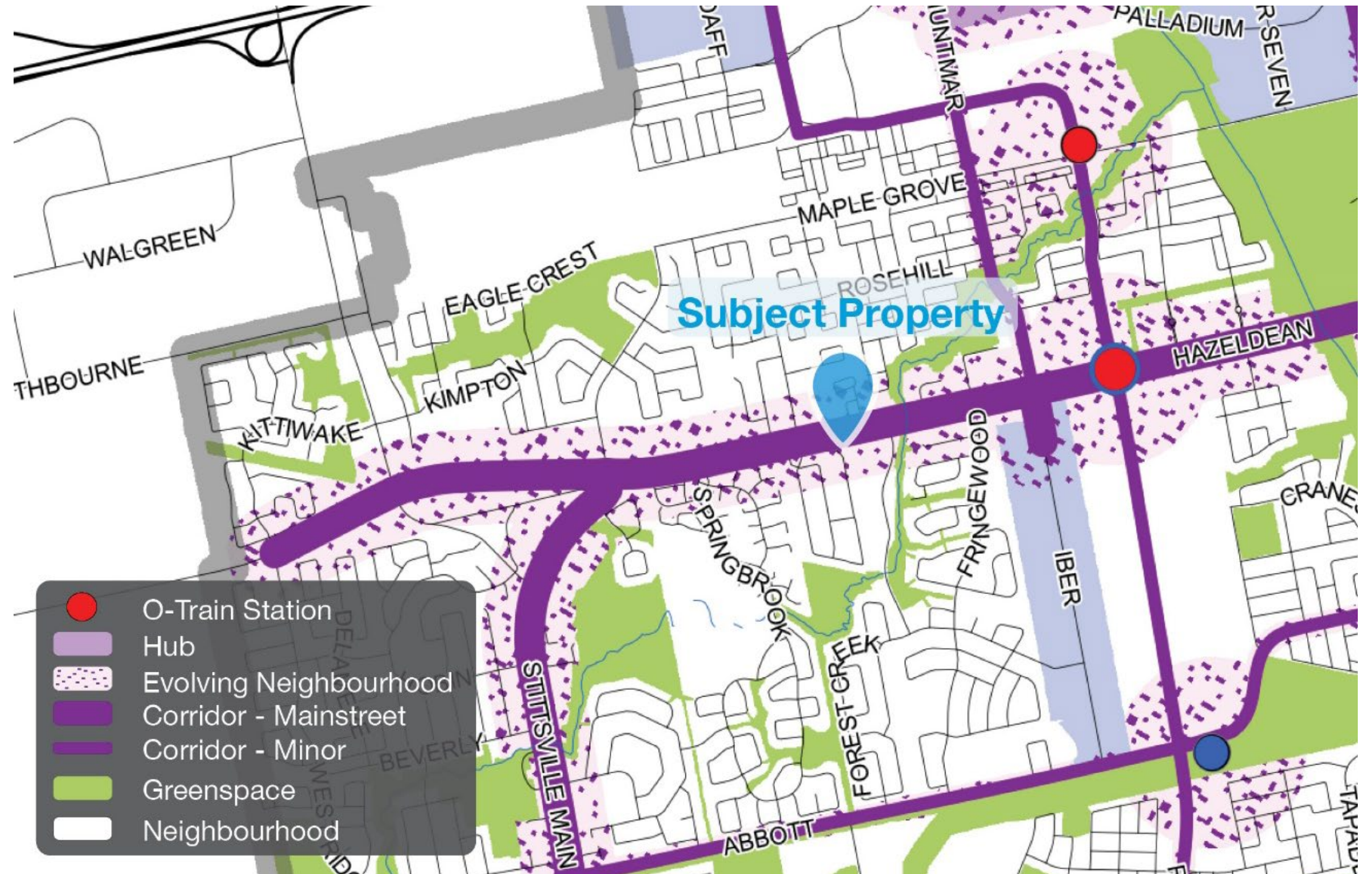
Schedule A - Transect Policy Area

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.

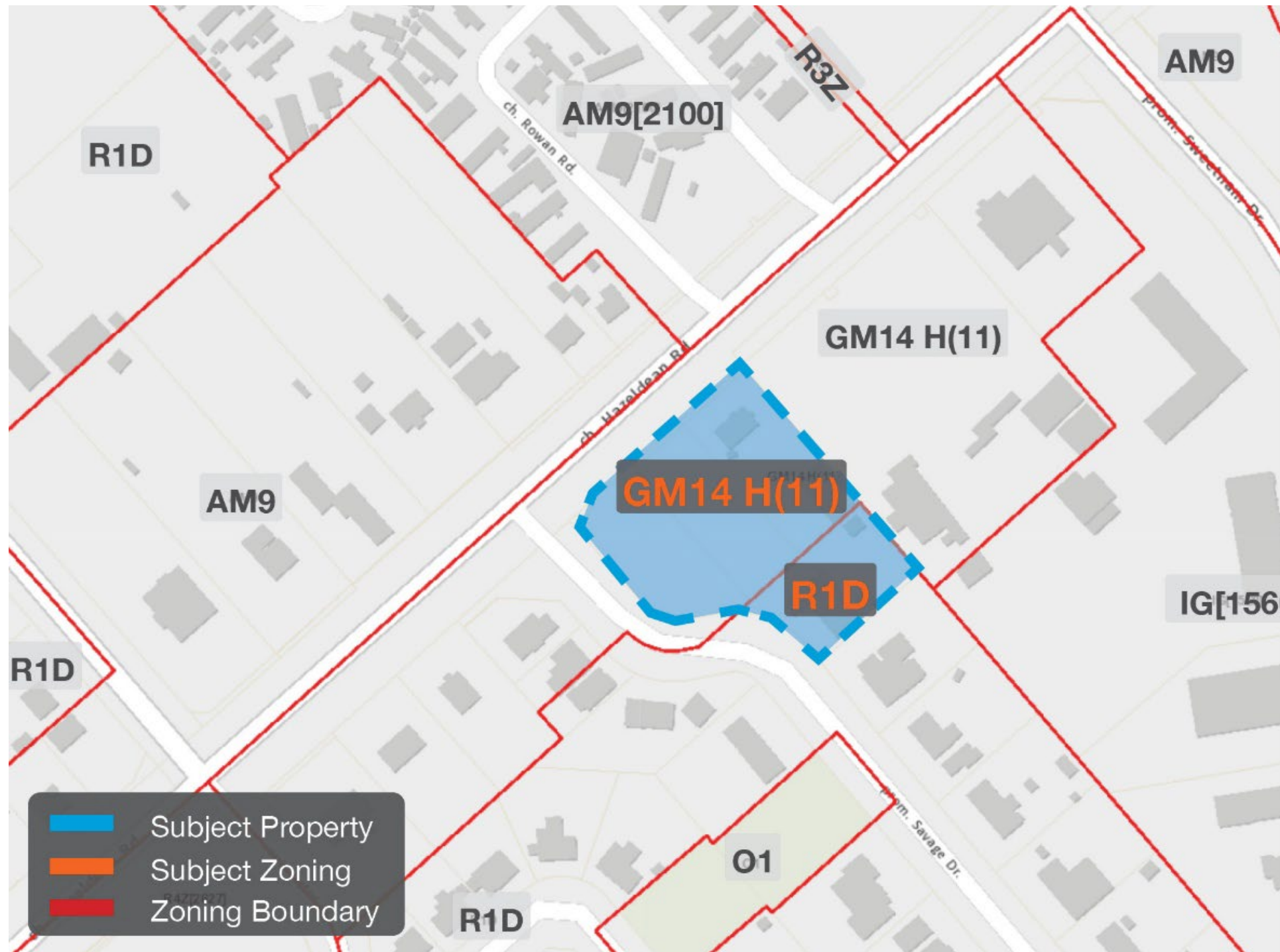


Schedule B5 – Suburban Transect

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.

Height Rationale

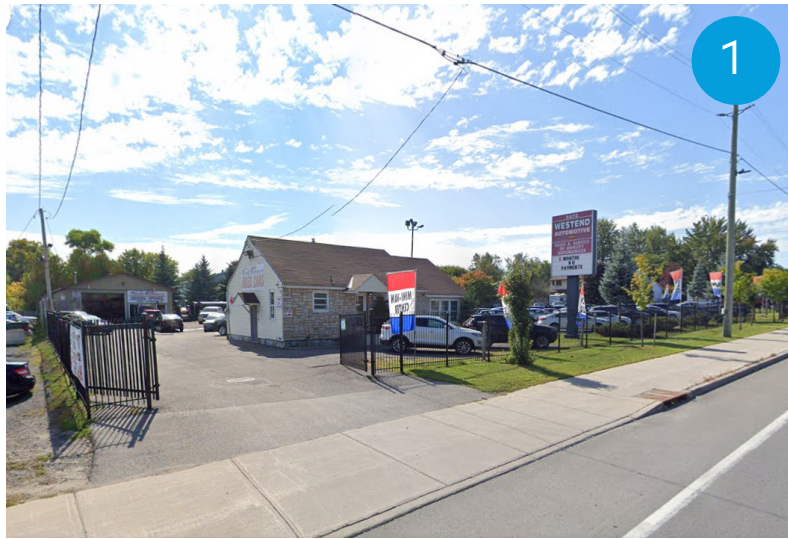
- / Mainstreet Corridor and large lot size support high-rise
- / Appropriate Transition/ Separation: Low-rise podium, tower placement, and ROW widths
- / Planned context supports high-rises (up to 40 storeys) along Mainstreets
- / <750 sq. m tower floorplate
- / Underused brownfield site





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 HAZELDEAN ROAD	7 SAVAGE DRIVE								
ZONING TABLE		GM14 H(11)	R1D								
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		REQUIRED	REQUIRED	PROPOSED							
MINIMUM LOT AREA		no minimum	600m²	5857 m²							
MINIMUM LOT WIDTH		no minimum	20m	78m							
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACK		3m	FY = 6m CSY = 4.5m	FY = BLDG A: 5.8m BLDG B: 4.4m CSY = BLDG A: 3m BLDG C: 4m							
HYDRO SETBACK		6m	6m	6m							
ROW WIDENING		37.5m	-	Provided							
MINIMUM INTERIOR SIDE YARD SETBACK		1.2m	1m	BLDG B: 9.7m BLDG C: 3.9m							
MINIMUM REAR YARD SETBACK		7.5m	9m	RY = BLDG A: 34.6m BLDG B: 40.2m BLDG C: 5m							
MAXIMUM BUILDING HEIGHT		11m	11m (AREA C)	BLDG A: 60m BLDG B: 78m BLDG C: 13.5m							
MAXIMUM LOT COVERAGE		-	40 %	43.7%							
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)		1.2 PER UNIT = 547 SPOTS	1.2 PER UNIT = 547 SPOTS	148 SPOTS BELOW GRADE = 148 TOTAL							
VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)		0.2 PER UNIT = 91 SPOTS	-	82 SPOTS BELOW GRADE 4 SURFACE PARKING = 86 TOTAL							
AMENITY AREA REQUIREMENTS		6m² per unit (50% min. must be communal) TOWERS (BLDG A + B): 421 units x 6m² = 2736m² Min. 1263m² Communal	-	COMMUNAL: 1497m² BALCONIES: 2918m² TOTAL = 4415m²							
BICYCLE PARKING SPACES		0.5 PER UNIT = 228 SPACES	-	319 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 BLDG B: 749.73m²									
TOWER STEPBACKS FROM THE PODIUM:		BLDG A: Front = 2m Side = 2.5m BLDG B: Front = 4m Side = 1.2m									
UNIT BREAKDOWN:											
BUILDING A: 174 UNITS BUILDING B: 247 UNITS BUILDING C: 35 UNITS TOTAL : 456 UNITS		BUILDING A:		BUILDING B:		BUILDING C:					
		TYPE	#	RATIO	TYPE	#	RATIO	TYPE	#	RATIO	
TYPE	#	RATIO	1BD	94	54.02%	1BD	126	51.01%	1BD	29	82.86%
1BD+D	25	5.34%	1BD+D	18	10.34%	1BD+D	4	1.62%	1BD+D	3	8.57%
2BD	144	31.58%	2BD	44	25.30%	2BD	97	39.27%	2BD	3	8.57%
2BD+D	18	10.34%	2BD+D	18	10.34%	2BD+D	-	-	2BD+D	-	-
STUDIO	20	4.39%	STUDIO	-	-	STUDIO	20	8.34%	STUDIO	-	-
TOTAL: 174 UNITS			TOTAL: 247 UNITS			TOTAL: 35 UNITS					









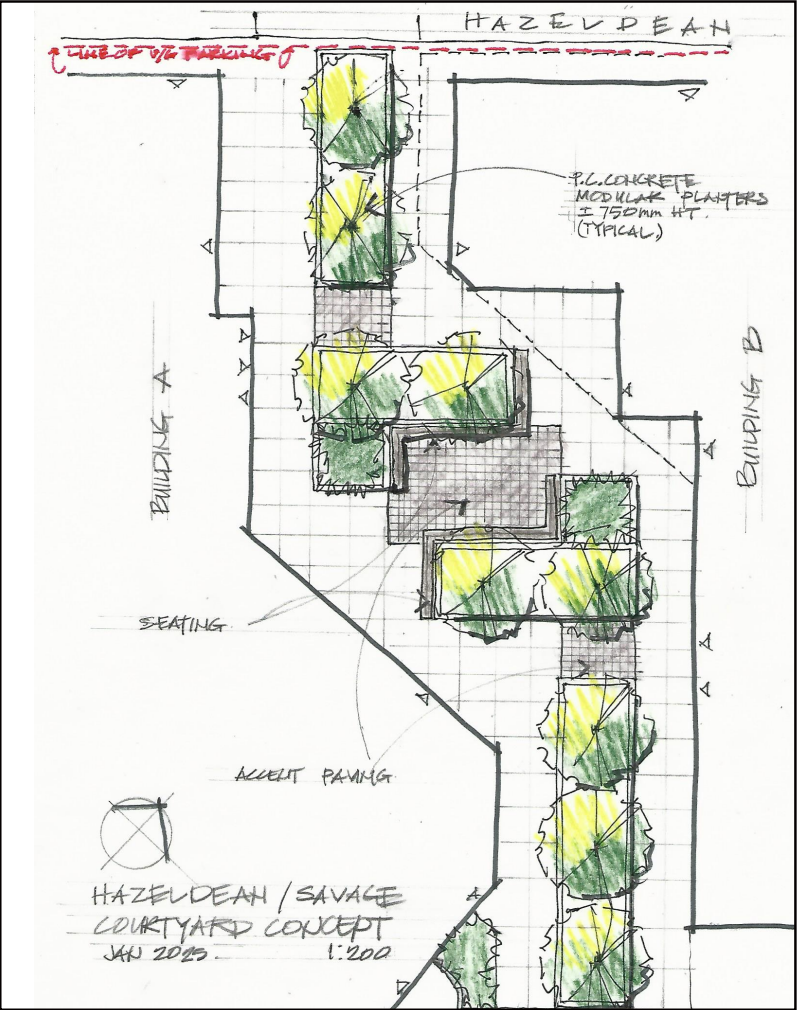


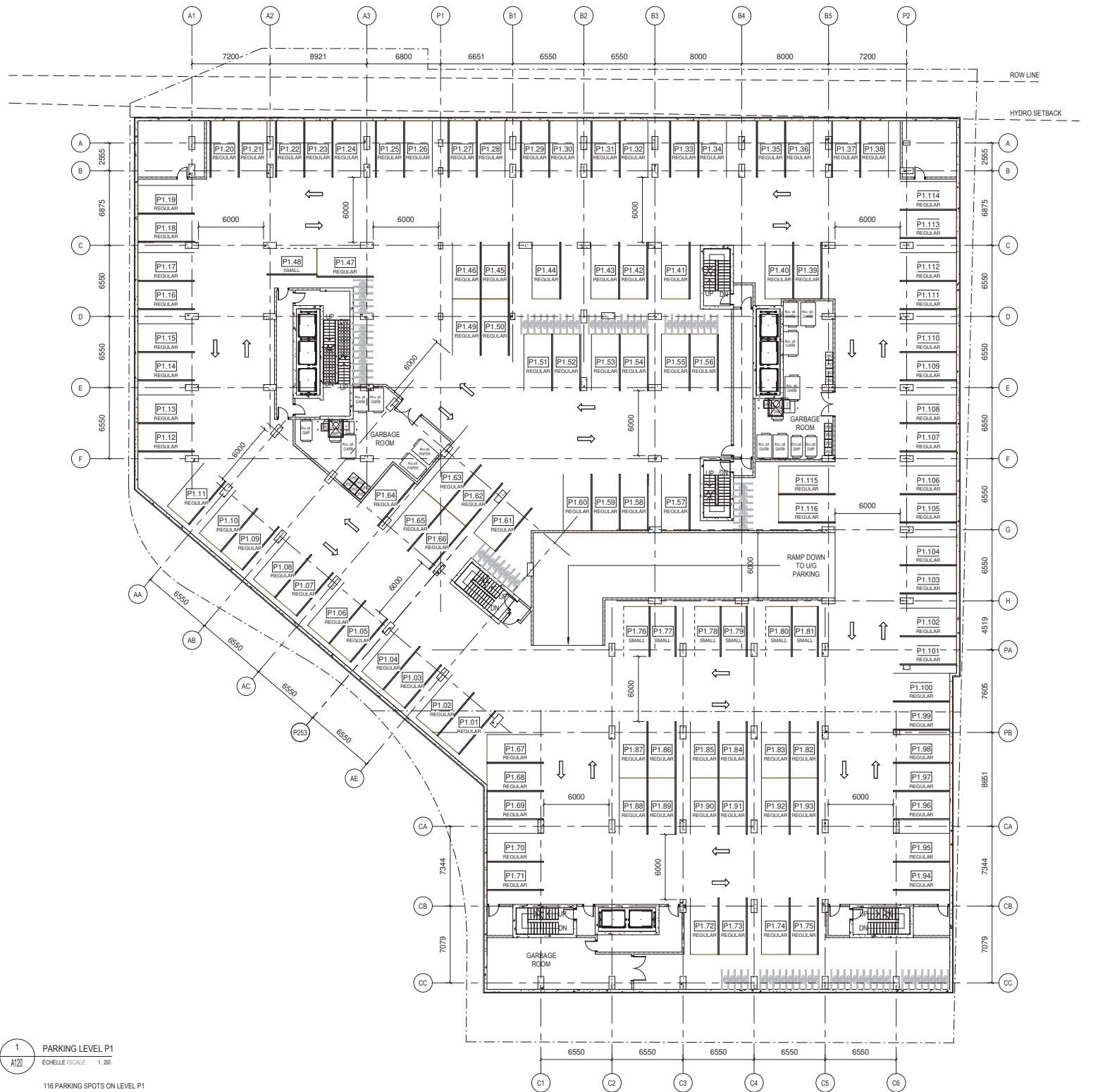
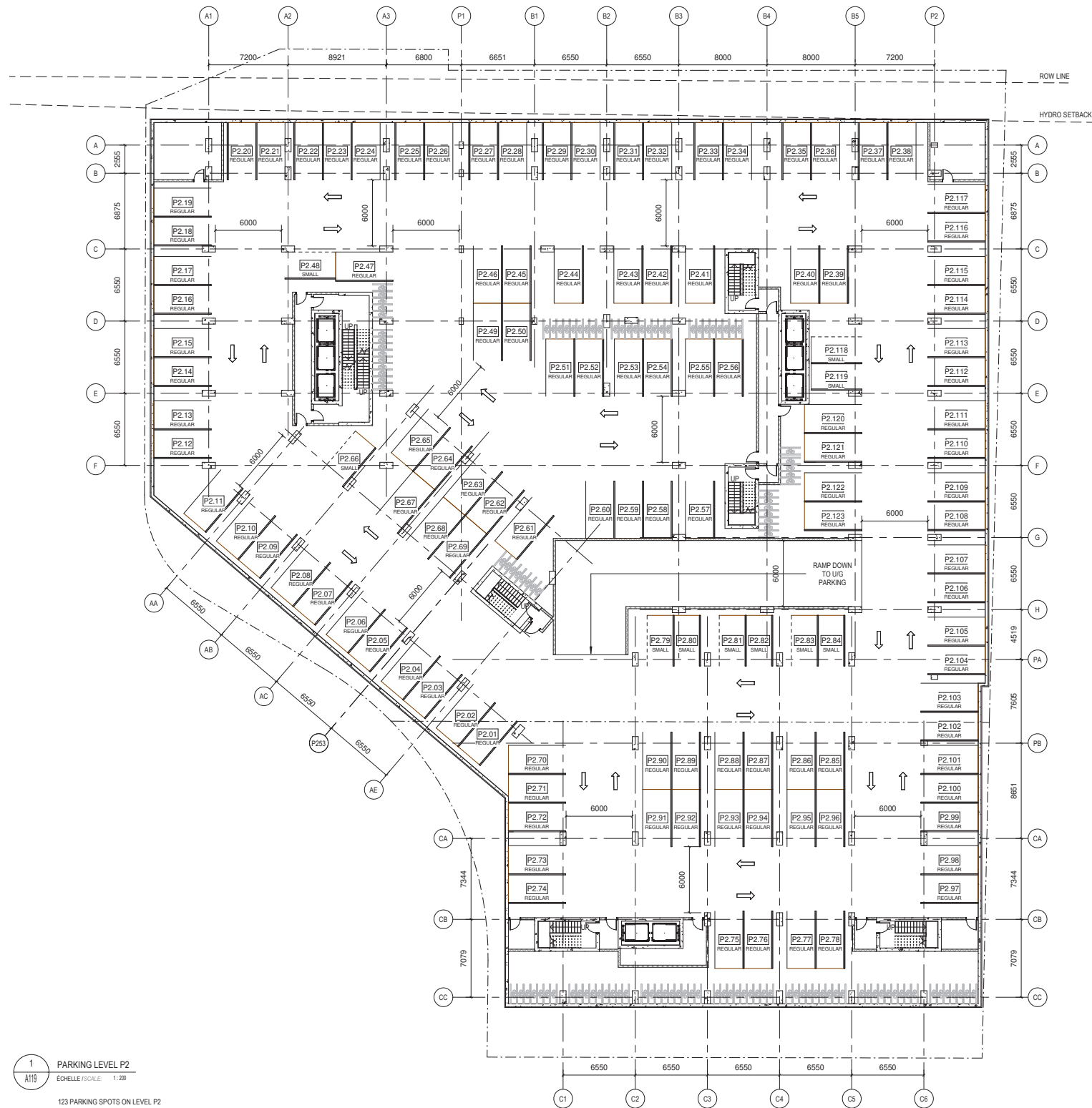


View from Interior Courtyard

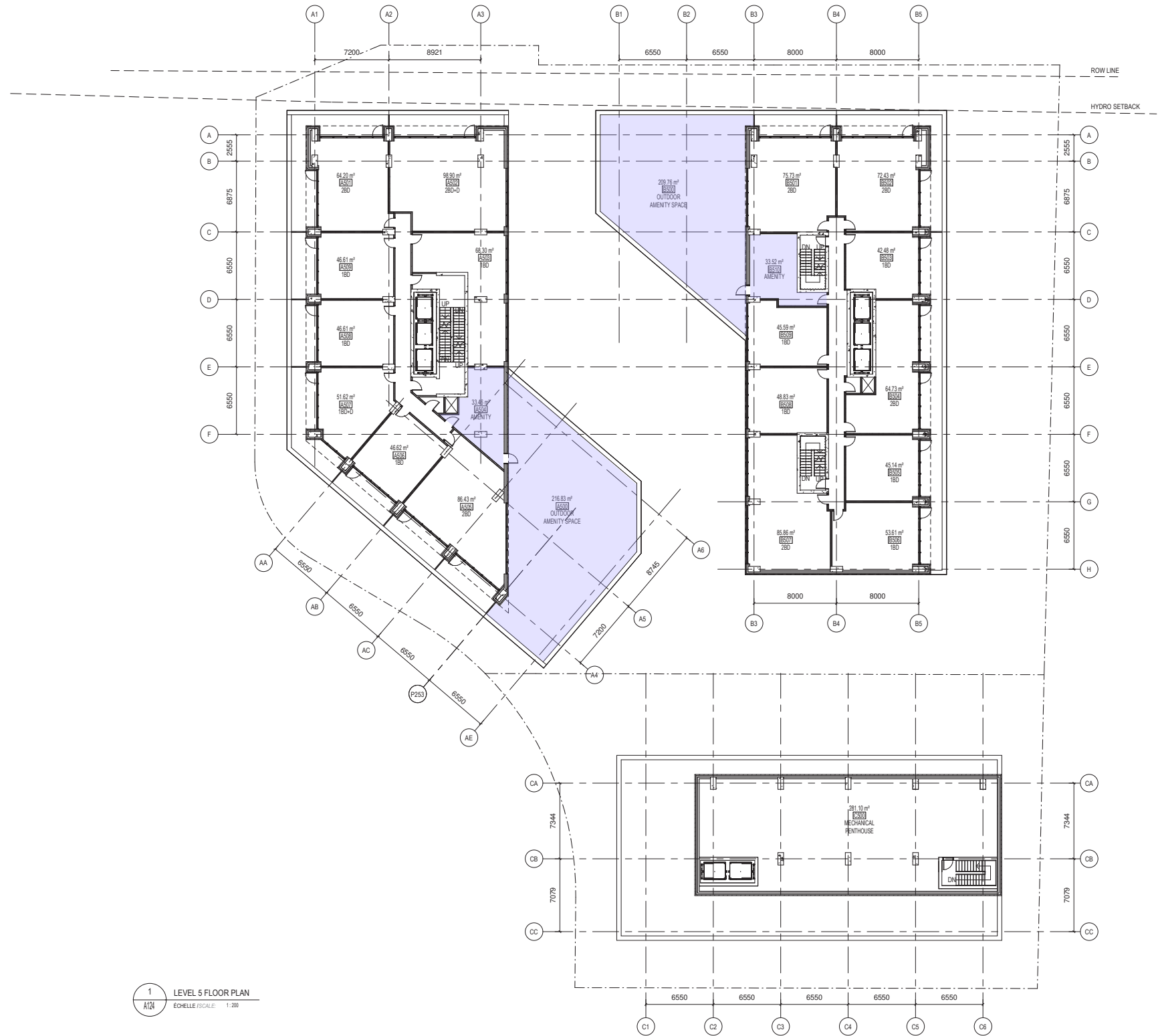
LEGEND / SYMBOL

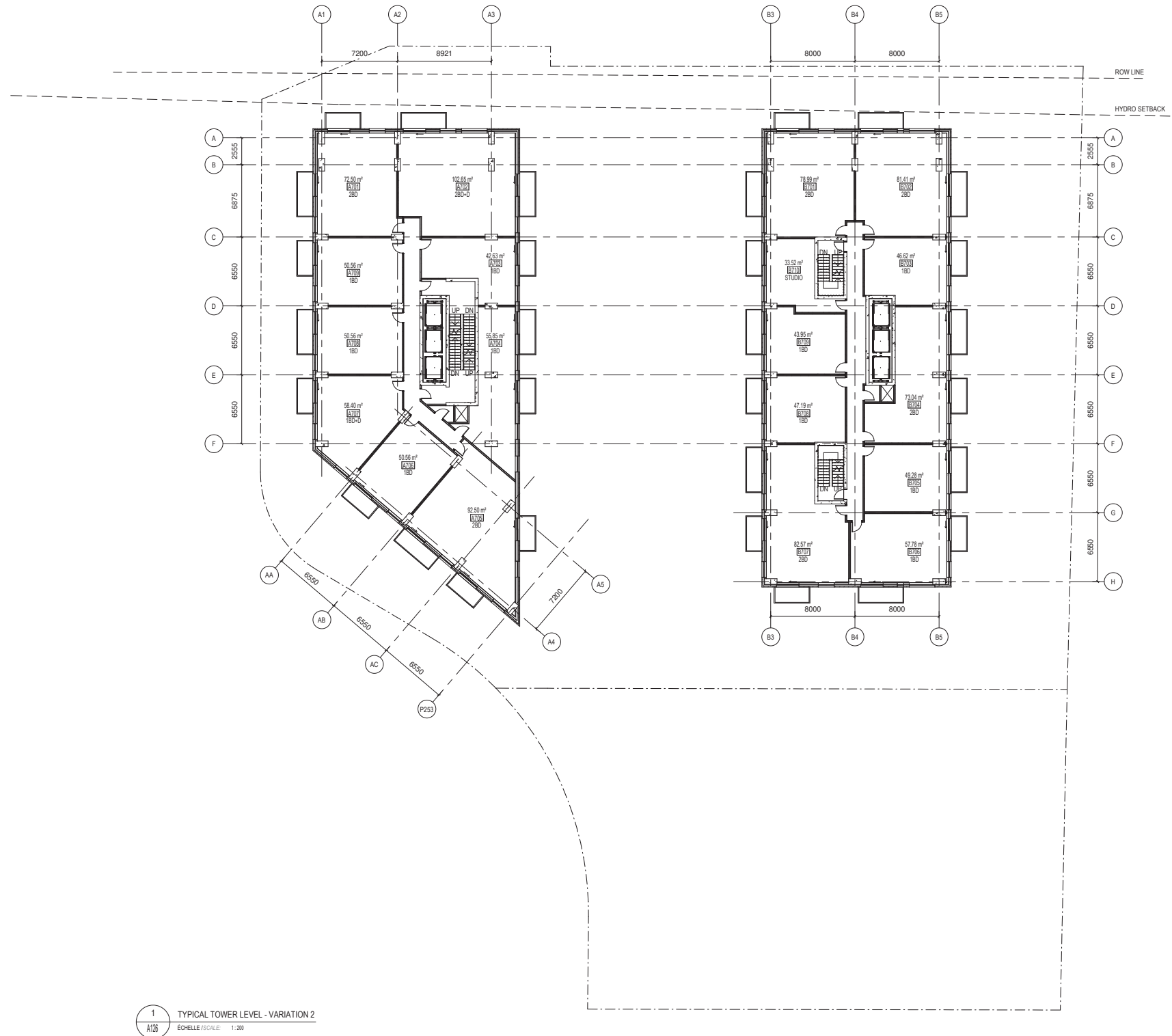
- EXISTING TREE TO BE RETAINED (Refer to TCR) CKZ (Critical Root Zone)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS, PERENNIALS, ORNAMENTAL GRASSES
- PROPOSED UNIT PAVERS
- PROPOSED BENCH (SEATING)
- PROPOSED P.C. CONCRETE SEGMENTAL PLANTER WALL



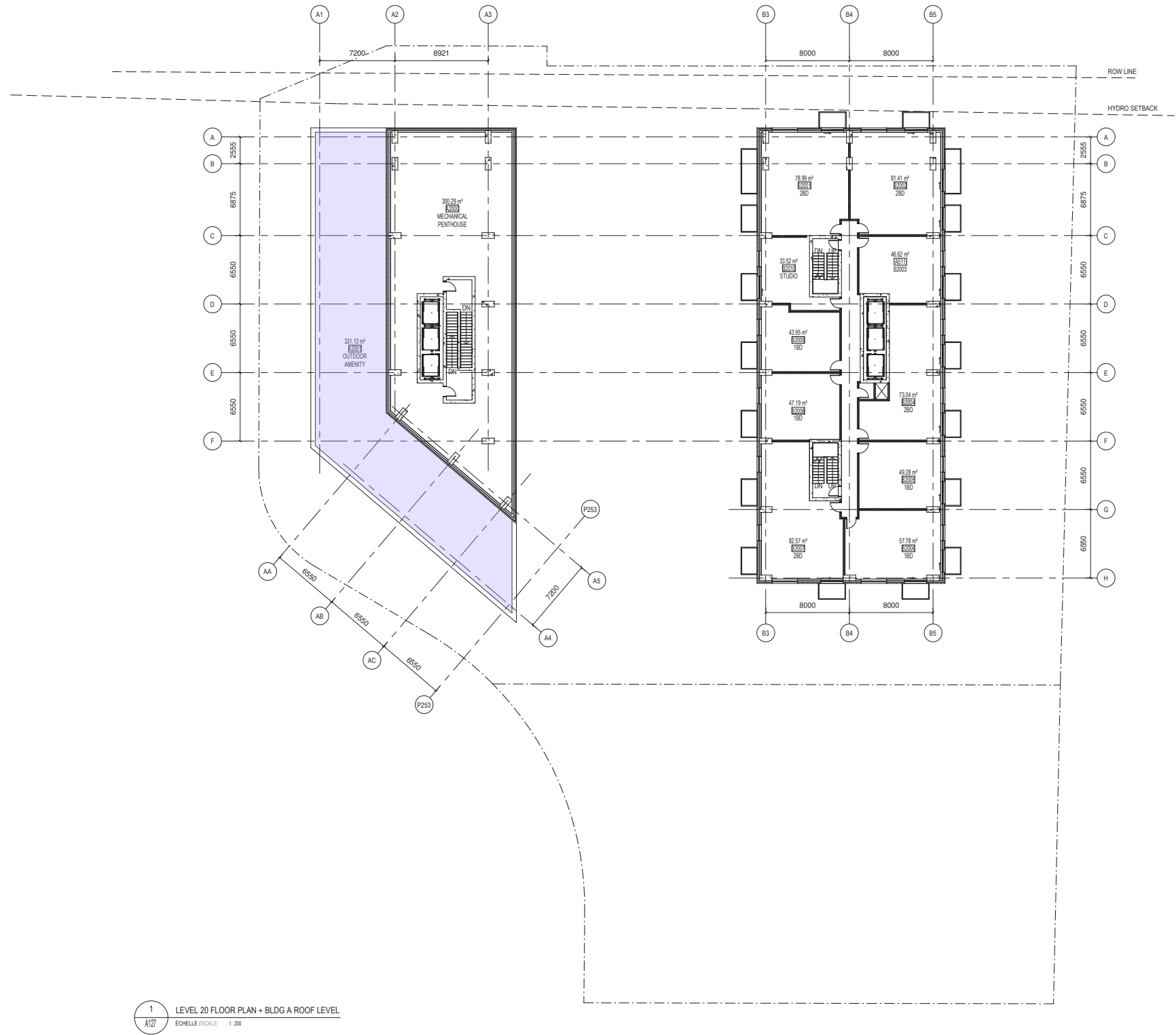


- Amenity
- Commercial



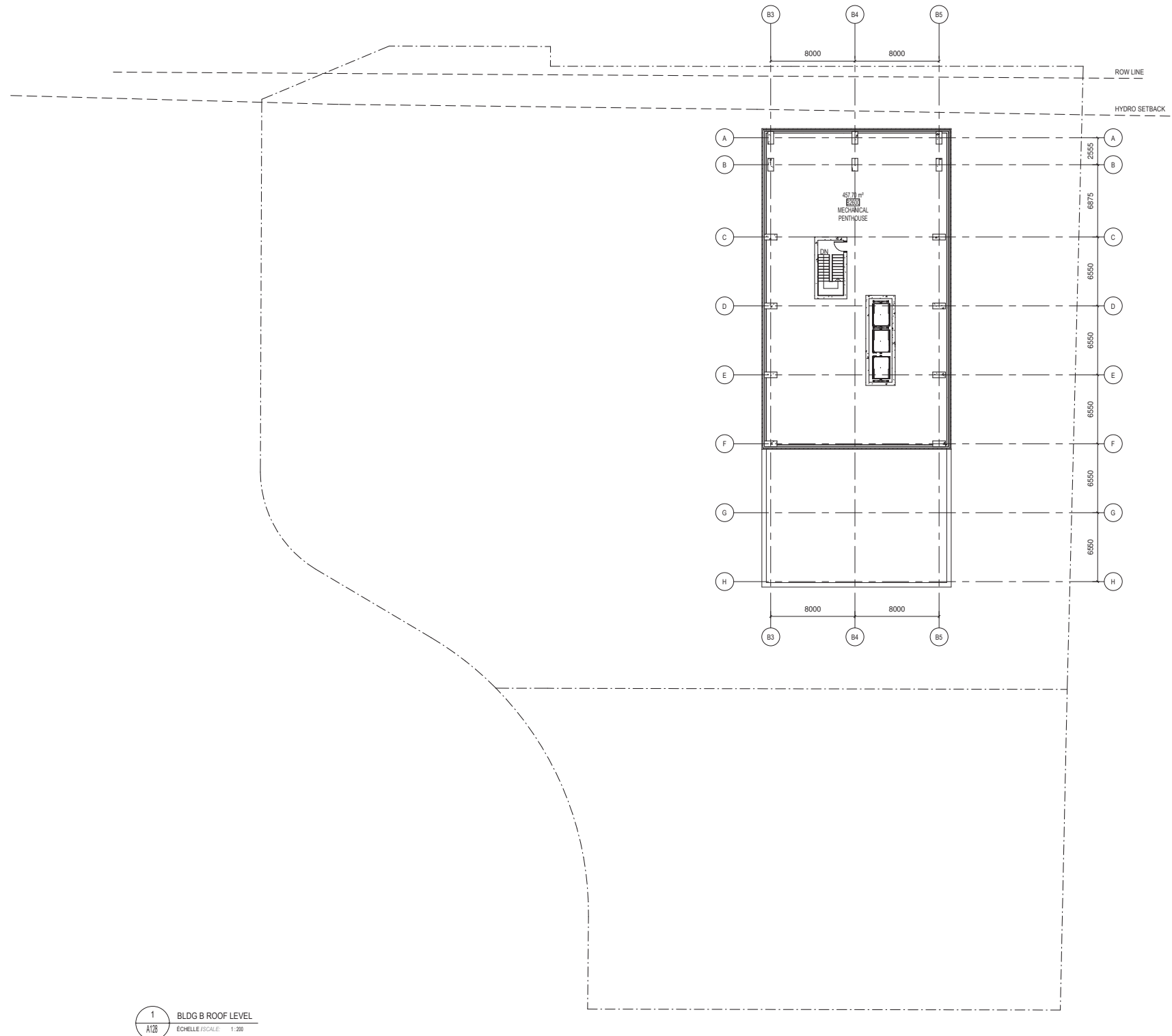


- Amenity
- Commercial



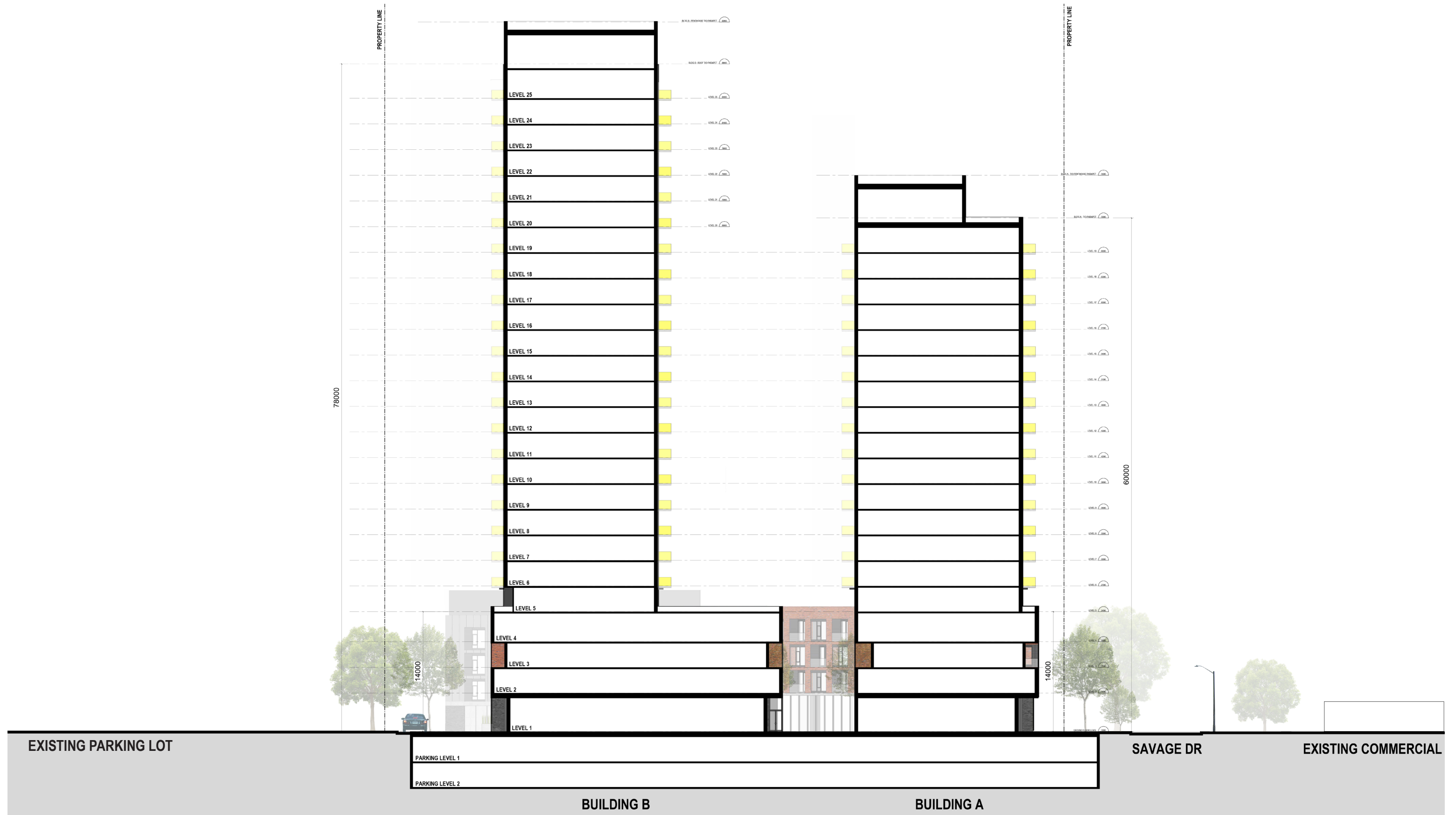
1
A127
LEVEL 20 FLOOR PLAN + BLDG A ROOF LEVEL
Echelle / Scale: 1:200

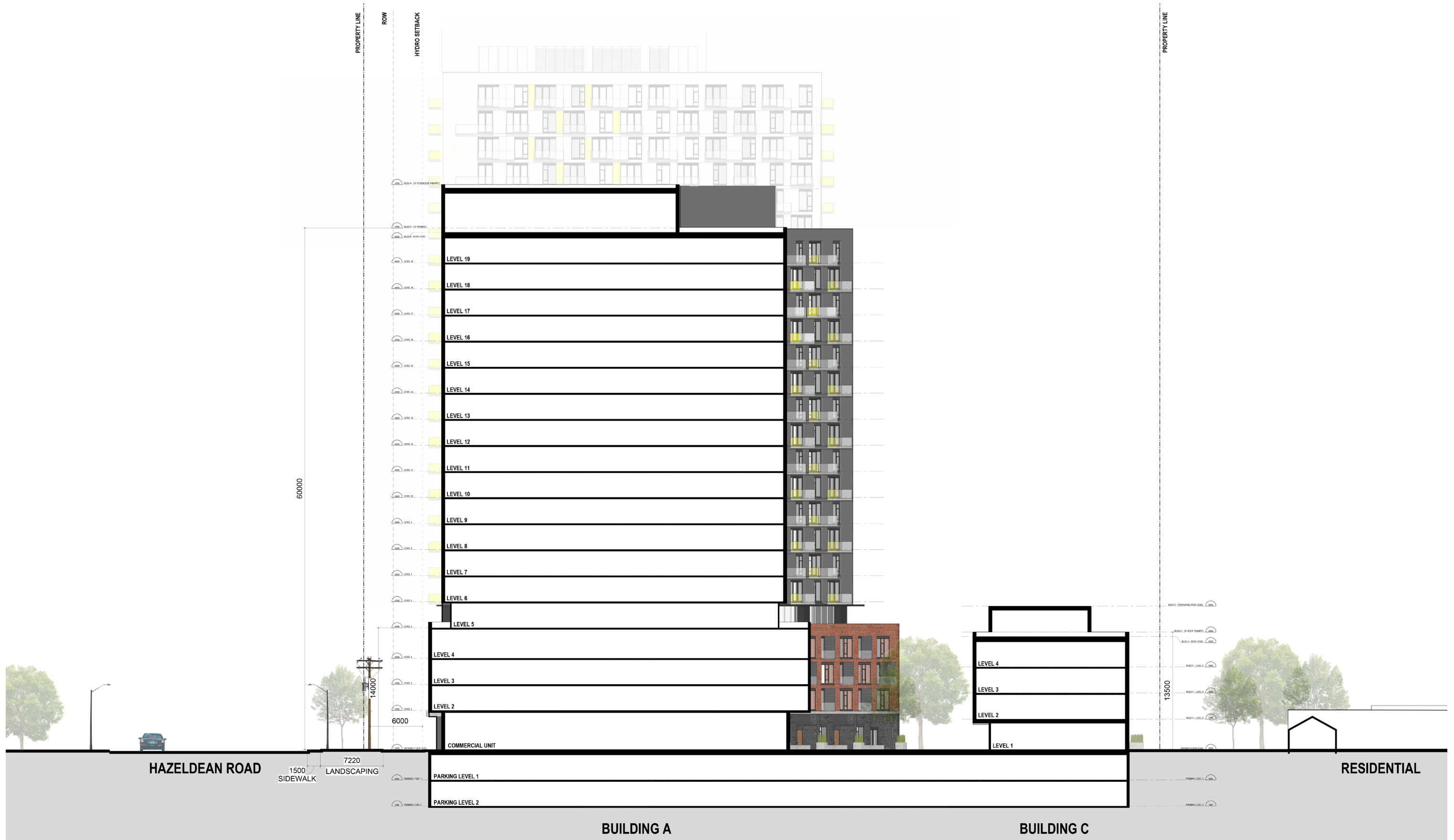




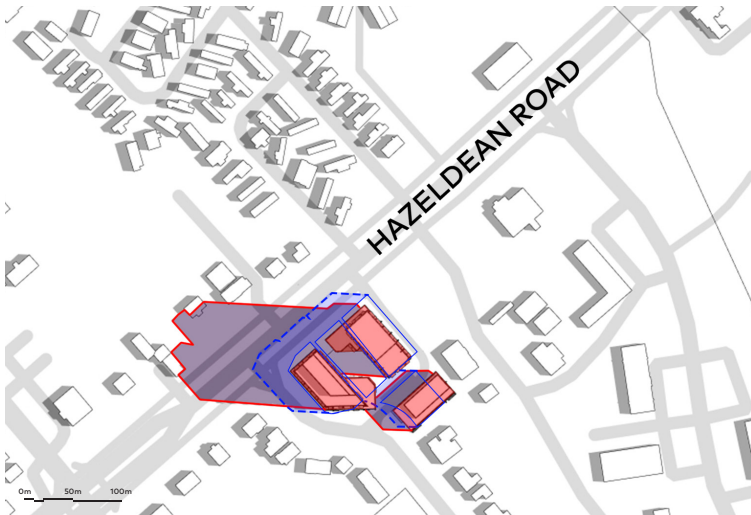
1 BLDG B ROOF LEVEL
A128 ÉCHELLE / SCALE 1:200



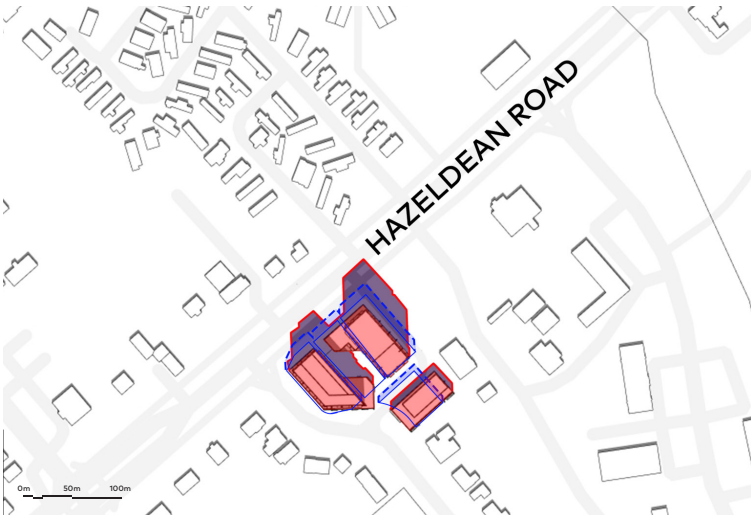




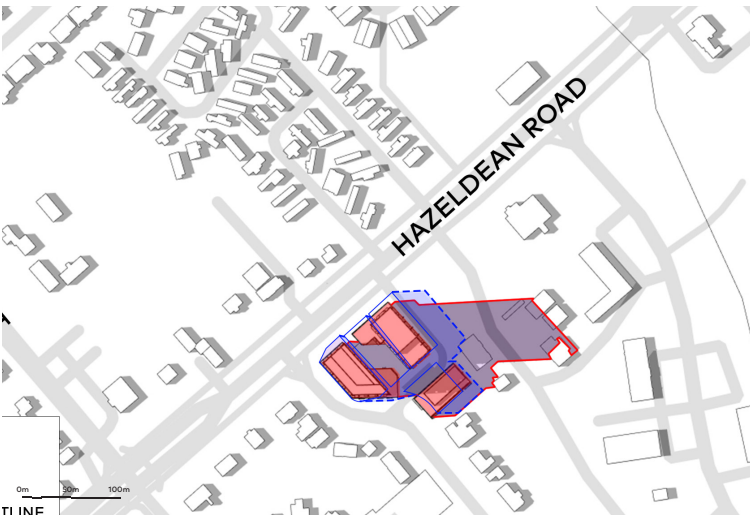
June 21, 8am



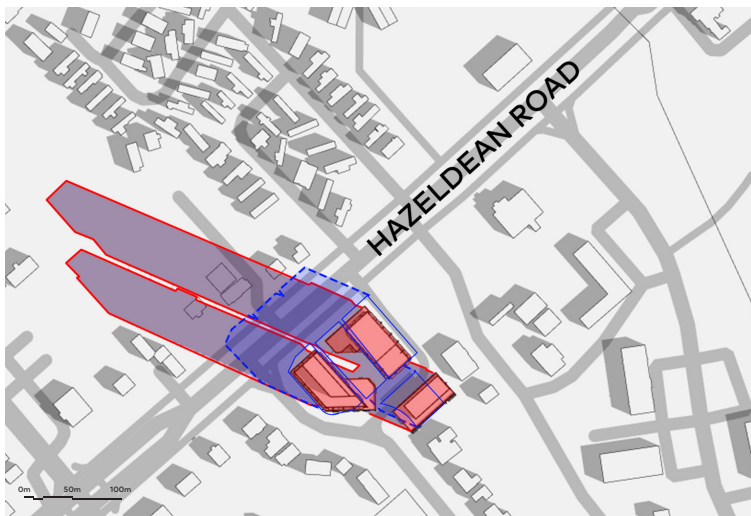
June 21, 12pm



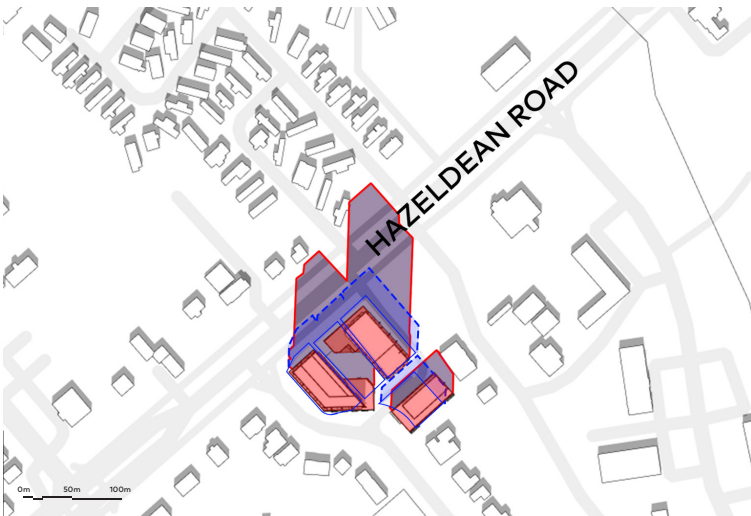
June 21, 4pm



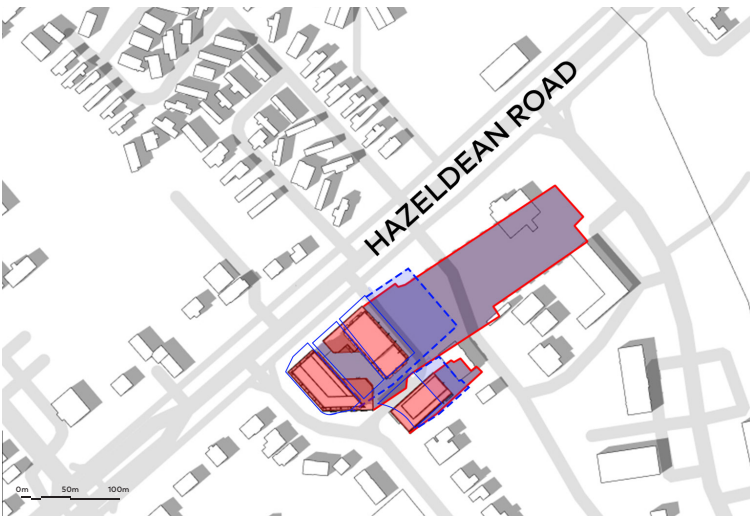
September 21, 8am



September 21, 12pm



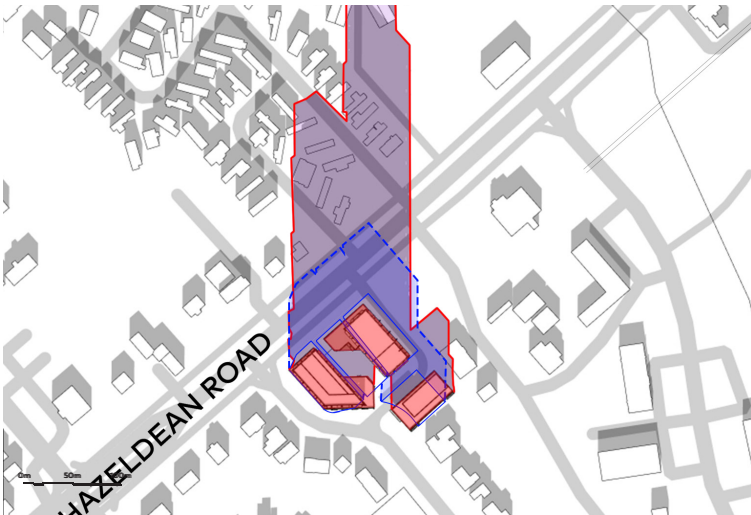
September 21, 4pm



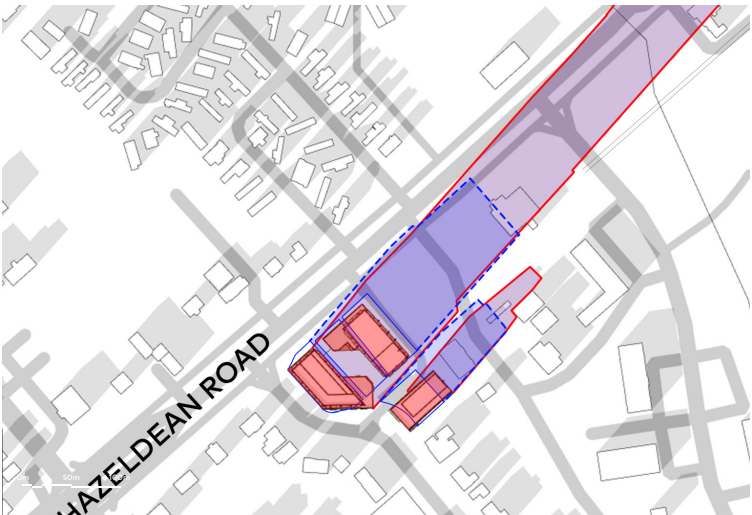
December 21, 9am



December 21, 12pm



December 21, 3:00pm



LEGEND

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