



5872, 5880, 5884 Hazeldean Road and 7 Savage Drive

Planning Rationale Addendum
Zoning By-law Amendment
June 25, 2026

1.0 Summary of Proposed Changes

Fotenn Planning + Design (“Fotenn”) has prepared this Planning Rationale Addendum in support of the ongoing Zoning By-law Amendment application for the property municipally known as 5872, 5880, 5884 Hazeldean Road and 7 Savage Drive (“the subject property”) in the City of Ottawa.

This Addendum is intended to be read in conjunction with the Planning Rationale dated September 19, 2025, originally submitted with the Zoning By-law Amendment application. The Planning Rationale Addendum illustrates what has changed in the plans since the last submission, dated November 14th, 2025.

Additionally, this Planning Rationale Addendum addresses Supportability Comments received from the City of Ottawa on February 3rd, 2026.

1.1 Previous Proposed Development

The previous proposal featured a 25-storey high-rise mixed-use building (Building B), a 19-storey mixed-use building (Building A), and a four (4) storey low-rise apartment building (Building C). The buildings were separated above grade but connected below grade by a shared underground parking structure extending across a substantial portion of the site. The configuration provided site permeability between the two high-rise buildings, with a central courtyard accessible from both Hazeldean Road and the internal access road off Savage Drive.

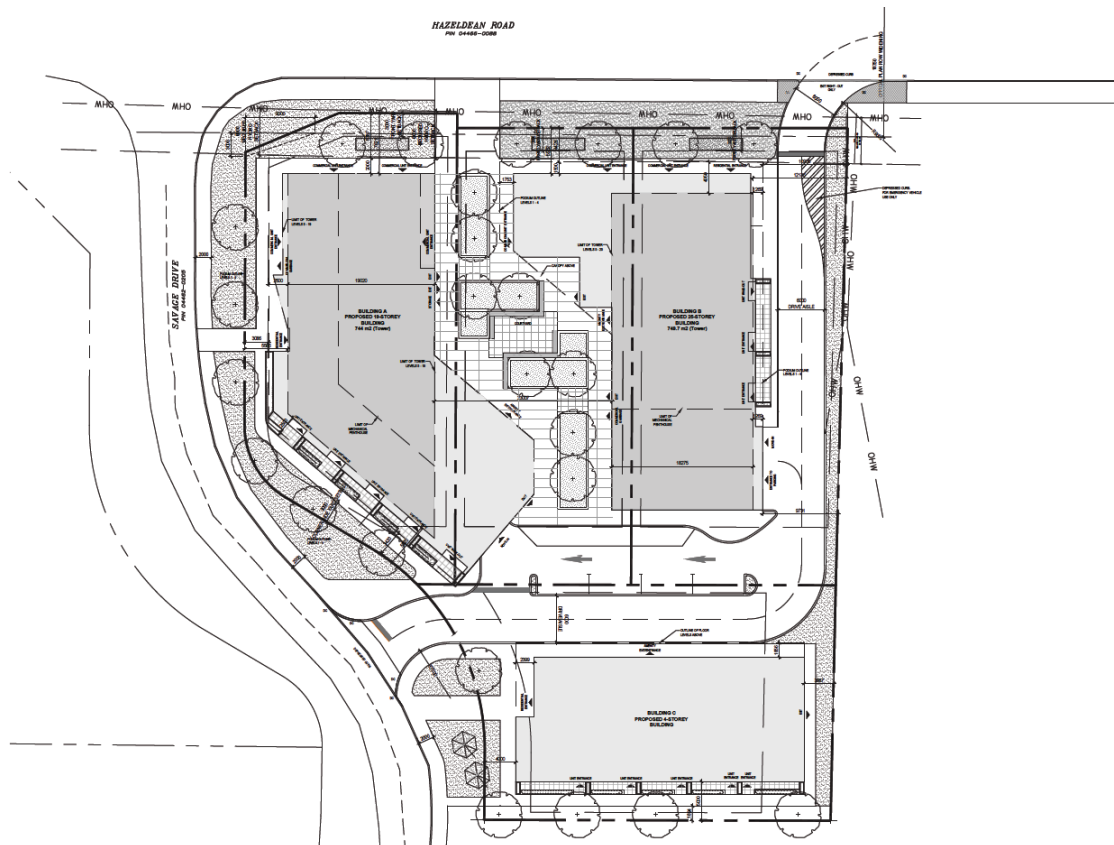


Figure 1: Excerpt of the former Site Plan (Source: Figurr Architects Collective)

1.2 Current Proposed Development

Through continued discussions with staff, it was agreed that it would be appropriate to reduce the height of Building A, located at the corner of Hazeldean Road and Savage Drive, to provide a stronger transition in height to the low-rise residential properties on the west side of Savage Drive.

In response to the City's request for a lower corner building, and to maintain project viability, the height of Tower B has been increased. In addition, the podiums of the two high-rise buildings have been connected, with the space between them infilled with commercial units at grade and residential units on levels 2 through 6.

The podium height has also been increased from four to six storeys to offset the reduction in units from Tower A and to redistribute density across the site.

The current proposal now features a 27-storey high-rise mixed-use building (Building B), a 15-storey mixed-use building (Building A), and a four-storey low-rise apartment building (Building C). The height of Building C has been reduced from 13.5 metres to 13.0 metres. Aside from the nominal change in height, the built form of Building C remains largely unchanged from the previous proposal.

The proposed development no longer contemplates an exterior throughway, as the connected podiums now eliminate the through-site access from Hazeldean Road. However, to improve access and enhance the openness of the courtyard, the southern portion of Building A's podium, which previously projected further eastward into the courtyard, has been reduced and pulled back. This adjustment opens up the courtyard space and improves its spatial quality.

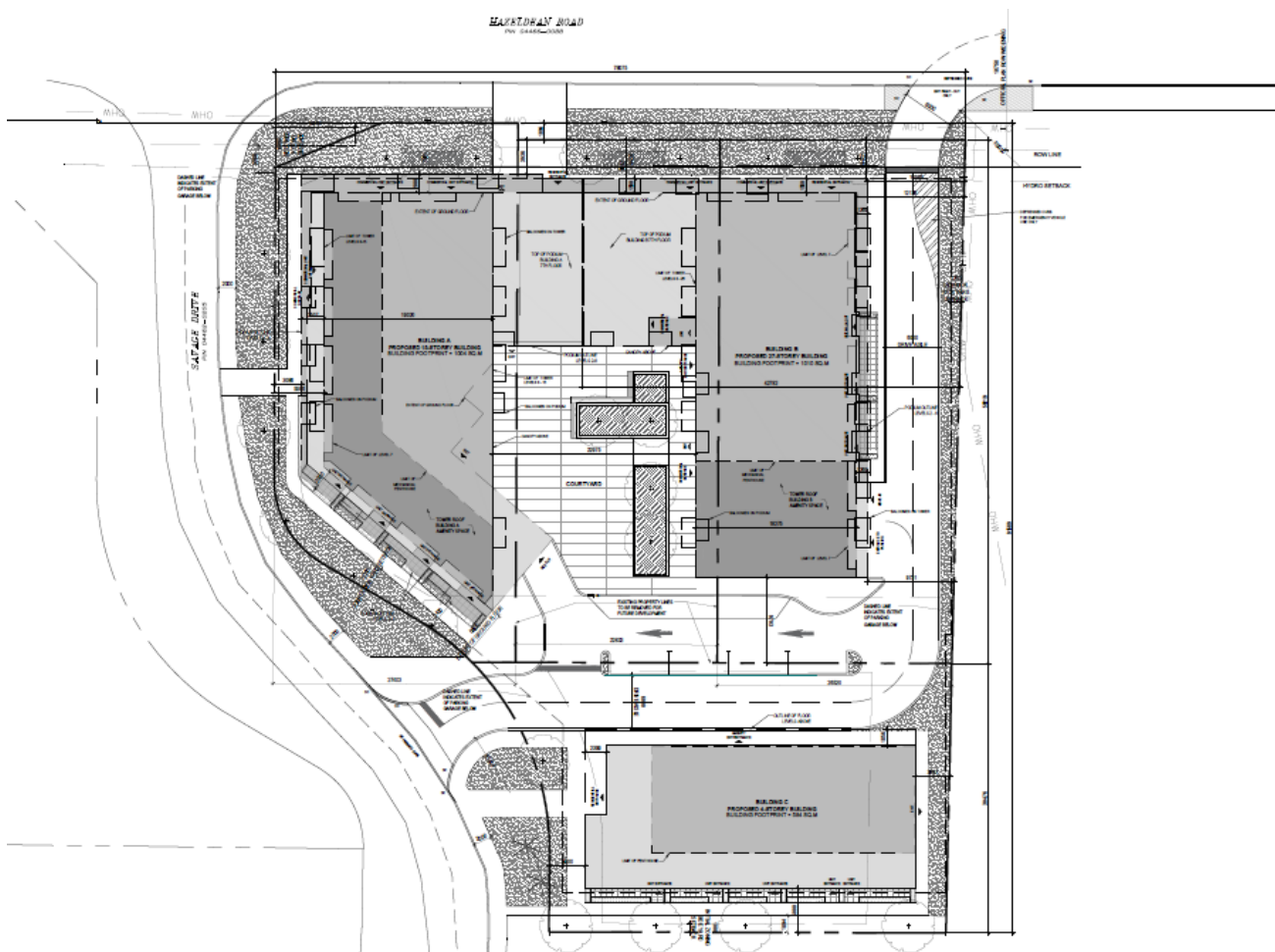


Figure 2: Excerpt of the current Site Plan (Source: Figurr Architects Collective)

The table below provides a comparison between the previous and revised proposals, identifying site and building elements that have changed.

Site Element	Old Proposal	New Proposal	Change
Maximum Building Height	BLDG A: 60m BLDG B: 78m BLDG C: 13.5m	BLDG A: 47.5m BLDG B: 83.5m BLDG C: 13m	BLDG A: -23.5 m BLDG B: +5.5 m BLDG C: -0.5m
Maximum Lot Coverage	43.7%	44.4%	+0.7%
Resident Parking	148 Resident Spaces	153 Resident Spaces	+5 spaces
Visitor Parking	86 Visitor Spaces	90 Visitor Spaces	+4 spaces
Amenity Area	COMMUNAL: 1497 m ² BALCONIES: 2918 m ² TOTAL = 4415 m ²	COMMUNAL: 1497 m ² BALCONIES: 1907 m ² TOTAL = 3404 m ²	-1,011 m²*
Bicycle Parking	319 SPACES	248 SPACES	-71*
Tower Floorplates	BLDG A: 746.18 m ² BLDG B: 749.73 m ²	BLDG A: 746 m ² BLDG B: 796 m ²	BLDG A: 0 m² BLDG B: +47 m²
Tower Setback from Podium	BLDG A: Front: 2 m, Side: 2.5m BLDG B: Front: 4 m Side: 1.2 m	BLDG A: Front: 2 m Side: 2.5 m BLDG B: Front: 1.5 m Side: 1.2 m	BLDG A: Front: 0 m Side: 0 m BLDG B: Front: -2.5 m Side: 0 m

**Changes have not resulted in a deficiency in zoning compliance*

The previous design provided certain advantages, including a more articulated podium that better addressed human scale and a more permeable site layout that allowed pedestrian movement through the site and courtyard. The revised design consolidates the podium massing and reduces through-site permeability. The revised design is nonetheless considered appropriate and represents a reasonable response to City feedback regarding built form transition between the proposed high-rise development and the low-rise residential area west of Savage Drive.

Sincerely,



Gillian Henderson, M.USP
Planner



Tyler Yakichuk, MCIP, RPP
Senior Planner



Brian Casagrande, MCIP, RPP
Partner