



27 Storey and 15 Storey Towers

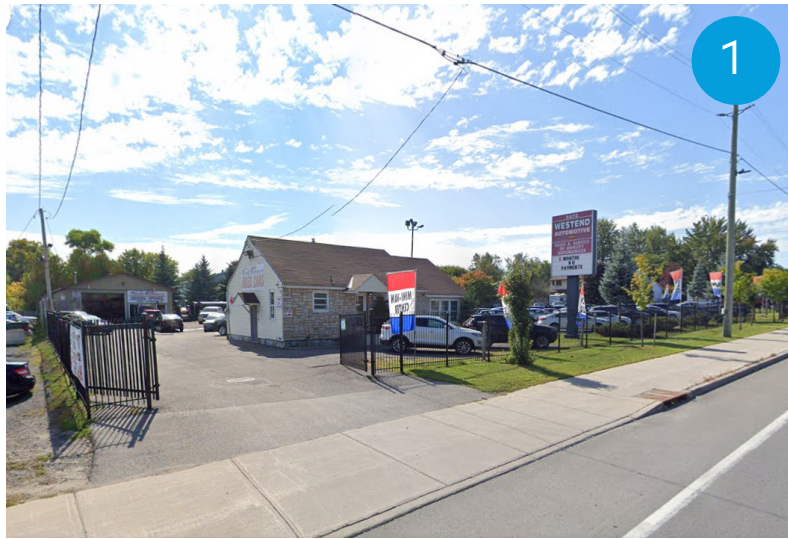
5872, 5880, 5884 Hazeldean Road & 7 Savage Drive Development

June, 2026



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: 3.9m BLDG B: 4.4m CSY = BLDG A: 3m
HYDRO SETBACK	6m	6m	6m
ROW WIDENING	37.5m	-	Provided
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1m	BLDG B: 9.7m BLDG C: 5m
MINIMUM REAR YARD SETBACK	7.5m	9m	RY = BLDG A: 42.8m BLDG B: 9.7m BLDG C: 3.9m
MAXIMUM BUILDING HEIGHT	11m	11m (AREA C)	BLDG A: 47.5m BLDG B: 83.5m BLDG C: 13m
MAXIMUM LOT COVERAGE	-	40 %	44.4%
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	1.2 PER UNIT = 541 SPOTS	1.2 PER UNIT = 541 SPOTS	239 SPOTS BELOW GRADE (239-86 VISITOR= 153 Resident Spots)
VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	0.2 PER UNIT = 90 SPOTS	-	86 SPOTS BELOW GRADE 4 SURFACE PARKING =90 TOTAL VISITOR
AMENITY AREA REQUIREMENTS	6m² per unit (50% min. must be communal) TOWERS (BLDG A + B): 416 units x 6m² = 2496m² Min. 1248m² Communal	-	COMMUNAL: 1497m² BALCONIES: 1907m² TOTAL = 3404m²
BICYCLE PARKING SPACES	0.5 PER UNIT = 226 SPACES	-	248 TOTAL BIKE PARKING = 152 FLOOR MOUNT + 96 (48 STACKED SPOTS)
BUILDING INFORMATION			
BUILDING AREA:		BLDG A: 1004m²	BLDG B: 1010m² BLDG C: 584m²
GROSS AREA (ABOVE GRADE):		BLDG A: 13,297m²	BLDG B: 23,273m² BLDG C: 2600m² TOTAL: 39,170m²
PROPOSED USE:		APARTMENT DWELLING, LOW-RISE AND TWO HIGH-RISE	
TOWER FLOOR PLATES:		BLDG A: 746m²	BLDG B: 796m²
TOWER STEPBACKS FROM THE PODIUM:		BLDG A: Front = 2m Side = 2.5m BLDG B: Front = 1.5m Side = 1.2m	
UNIT BREAKDOWN:			
BUILDING A: 140 UNITS BUILDING B: 276 UNITS BUILDING C: 35 UNITS		BUILDING A:	
		BUILDING B:	
		BUILDING C:	
TOTAL :		451 UNITS	
TYPE # RATIO		TYPE # RATIO	
1BD 234 51.88%		1BD 151 54.71%	
1BD+D 22 4.88%		1BD+D 5 1.81%	
2BD 155 34.37%		2BD 95 34.42%	
2BD+D 15 3.33%		2BD+D 5 1.81%	
STUDIO 25 5.54%		STUDIO 20 7.25%	
TOTAL: 451 UNITS		TOTAL: 276 UNITS	
		TOTAL: 35 UNITS	



Official Plan - Transit Network

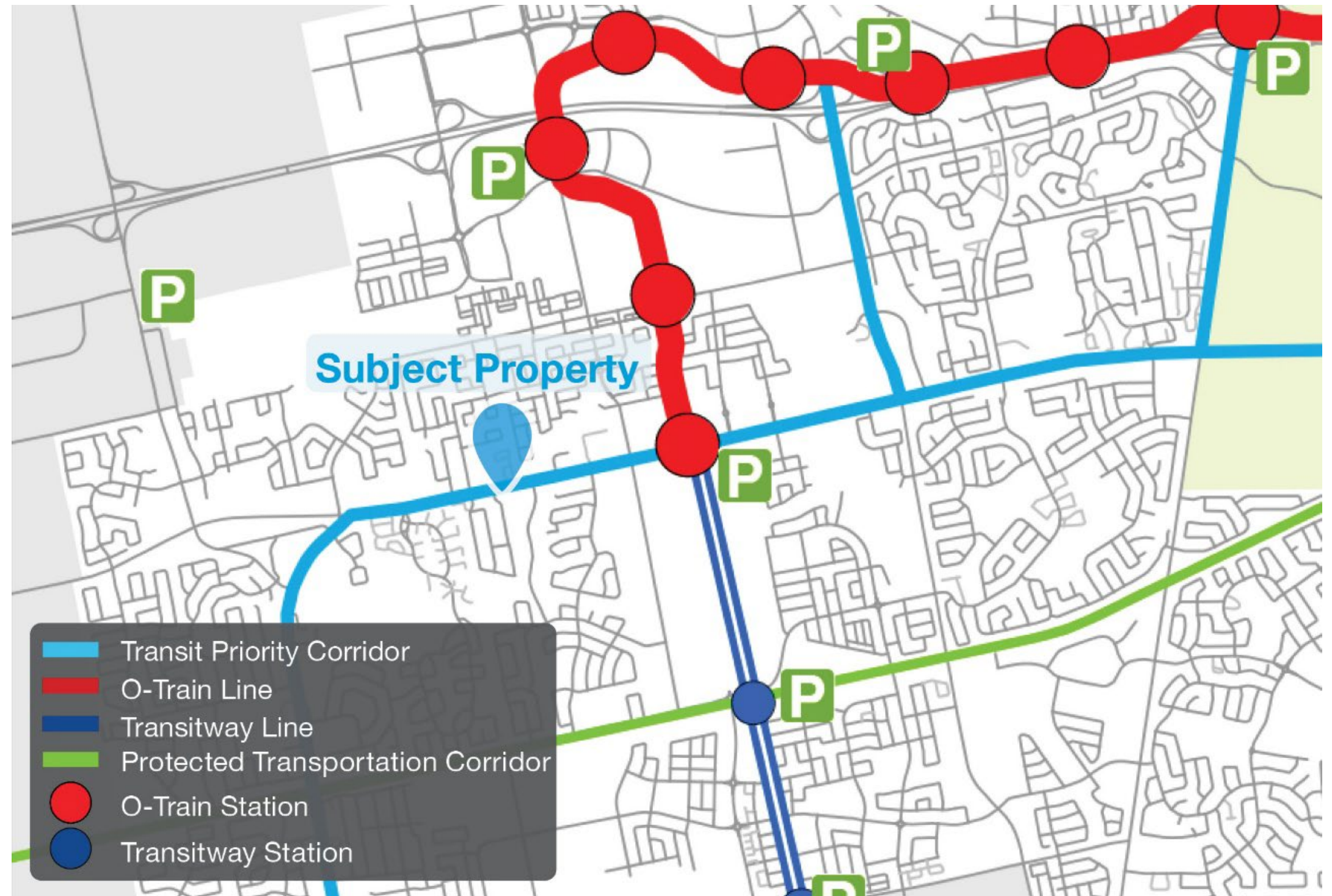
Transit Network

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.

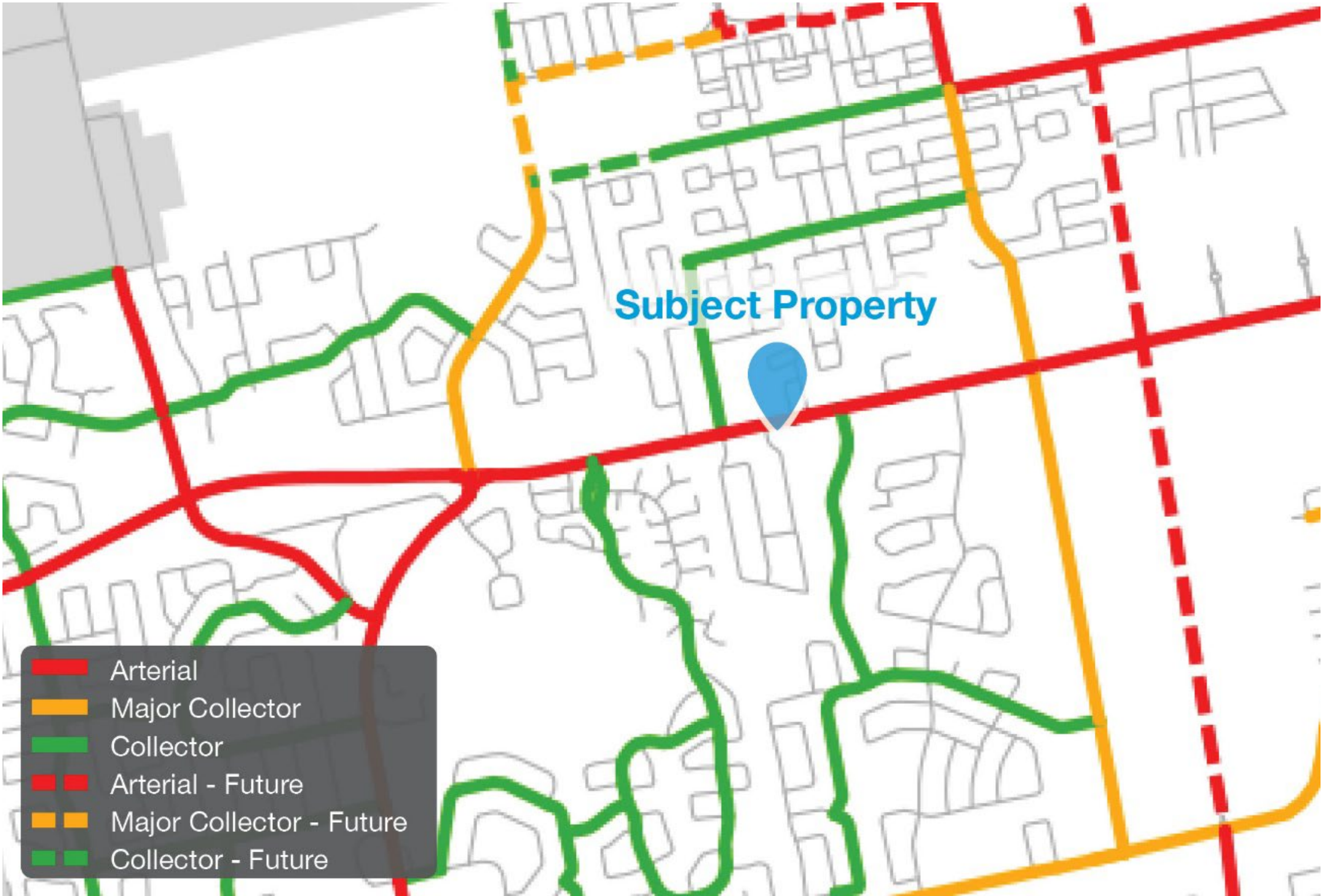


Schedule C2 - Transit Network Ultimate

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.

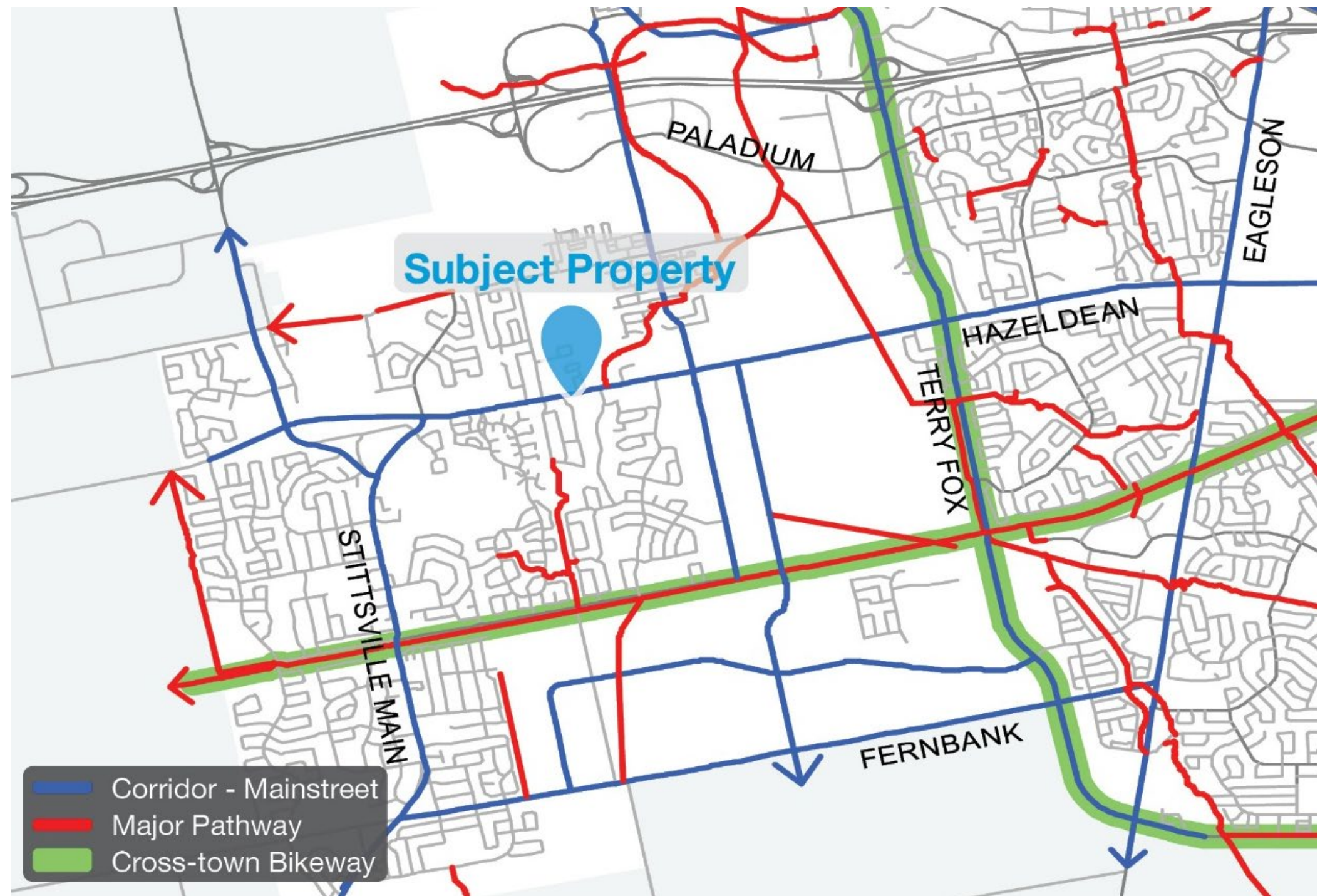


Schedule C4 - Urban Road Network

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.



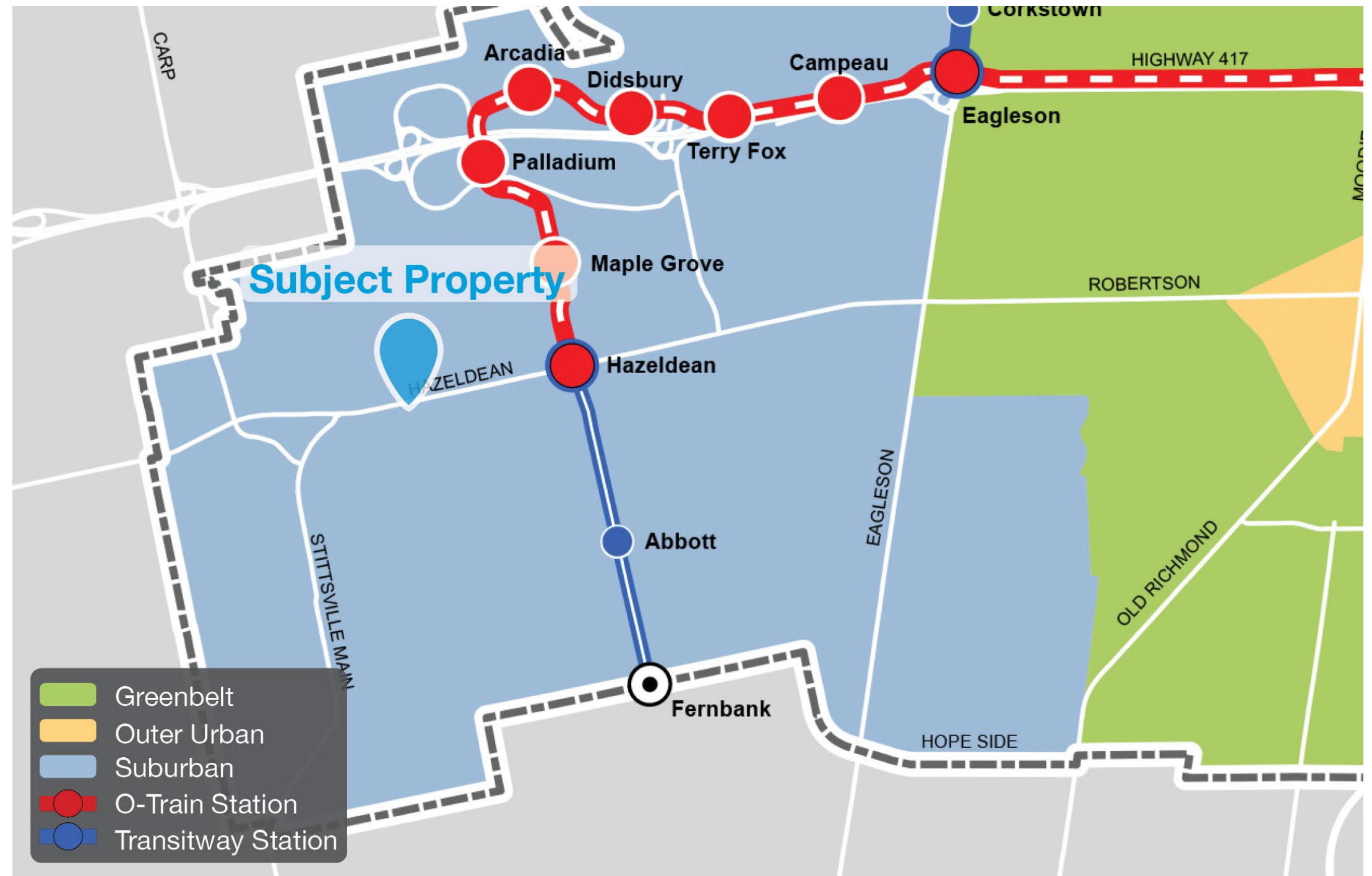
Transportation Master Plan - Map 1, Cycling Network

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.



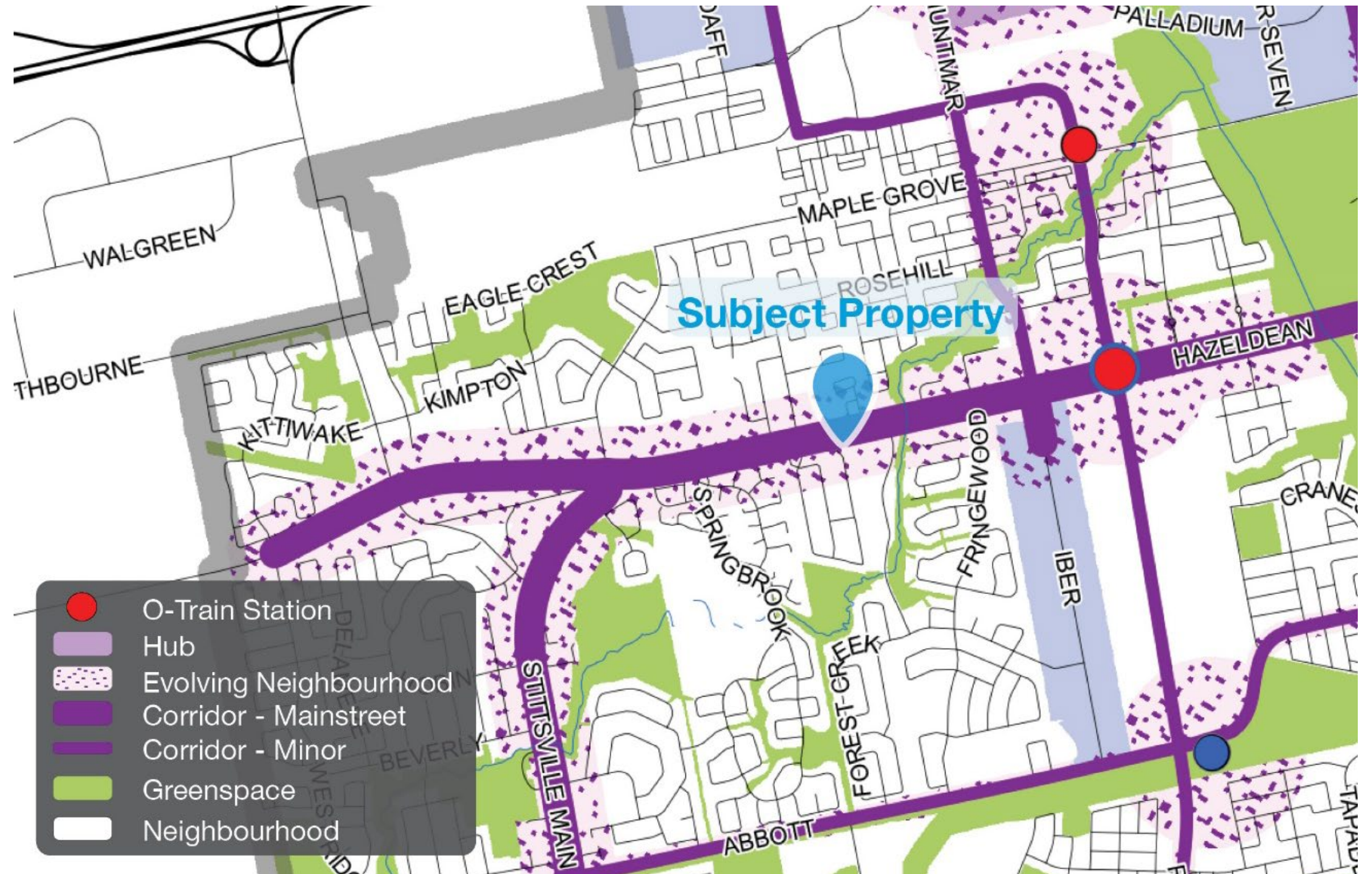
Schedule A - Transect Policy Area

Official Plan - Designation

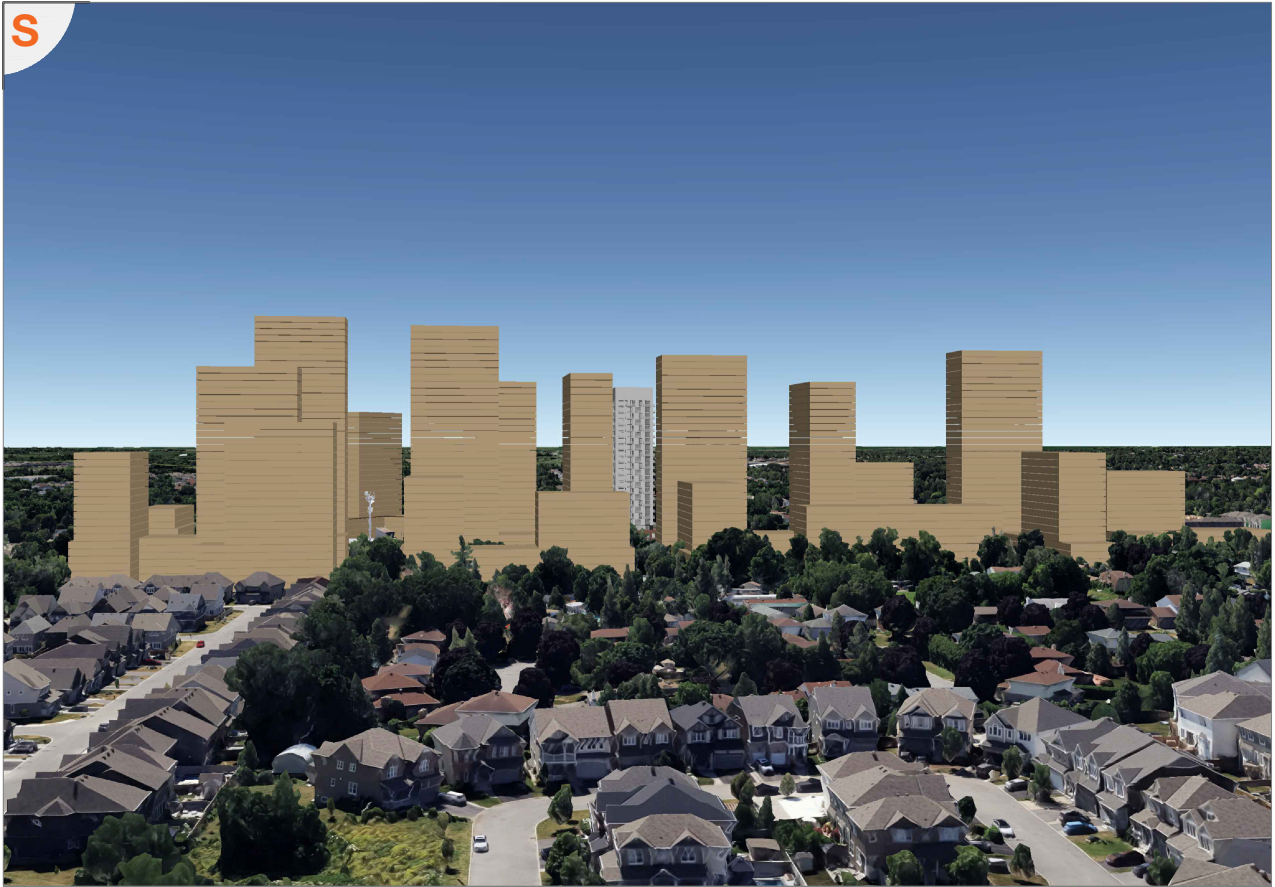
The subject site is designated **Mainstreet Corridor** within the Suburban Transect.

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



Disclaimer: The potential developments on the abutting lands shown on this 3D massing are based on the current policies and the City of Ottawa New Official plan. It should be understood that not all abutting properties shown will develop in the form depicted in this document and that the building heights and forms and setbacks shown on this 3D massing do not form a planning opinion by Fotenn on individual neighbouring properties.

1	3D MASSING	2025.01.21	DM
No.	REVISION	DATE	BY

CLIENT
SAMRA ELI

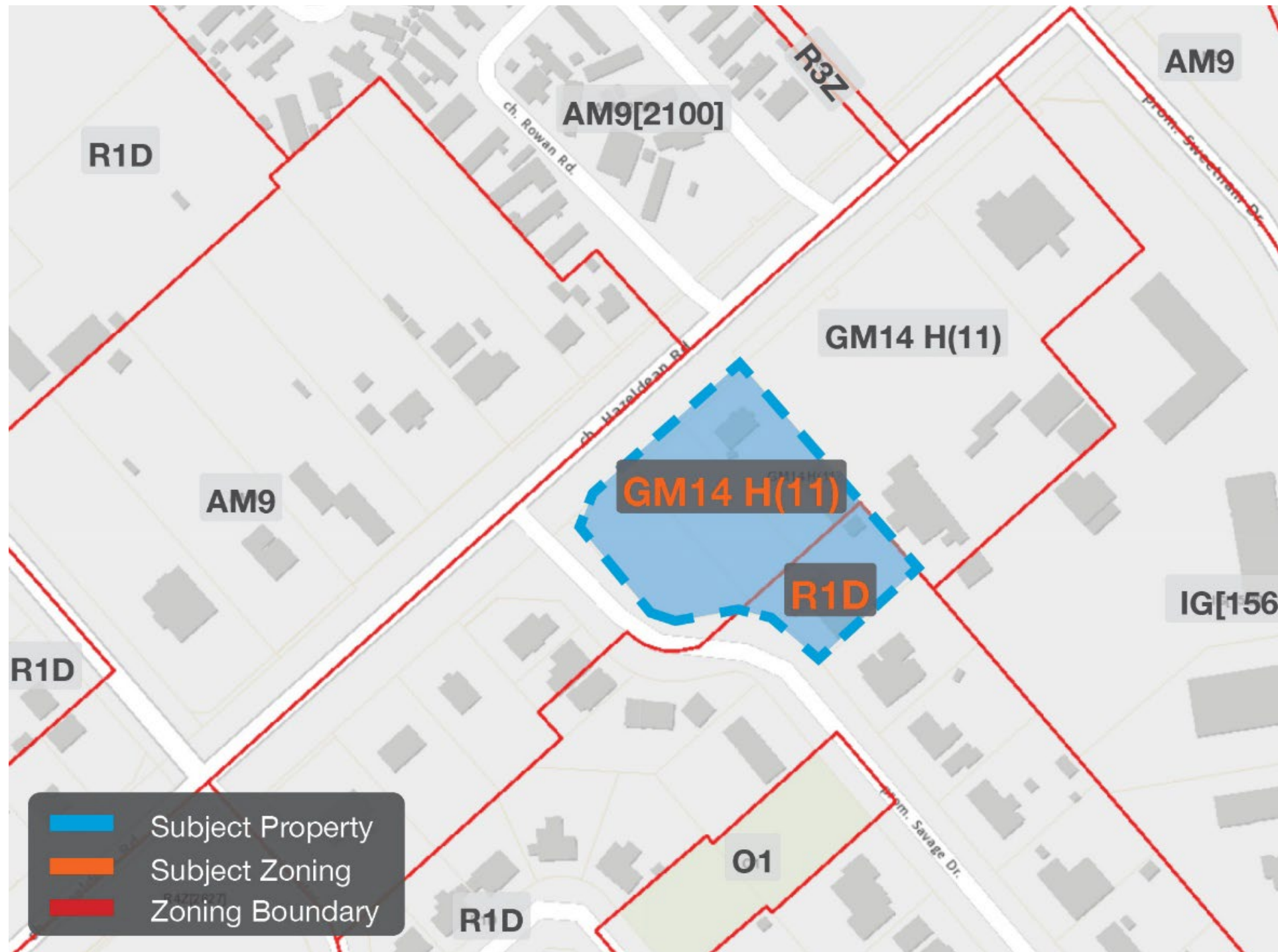
FOTENN
Planning + Design

OTTAWA: 420 O'Connor St, Ottawa ON K2P 1W4 613.730.5709	KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454	TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530
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DESIGNED	DM
REVIEWED	TS
DATE	2025.01.21

P1

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





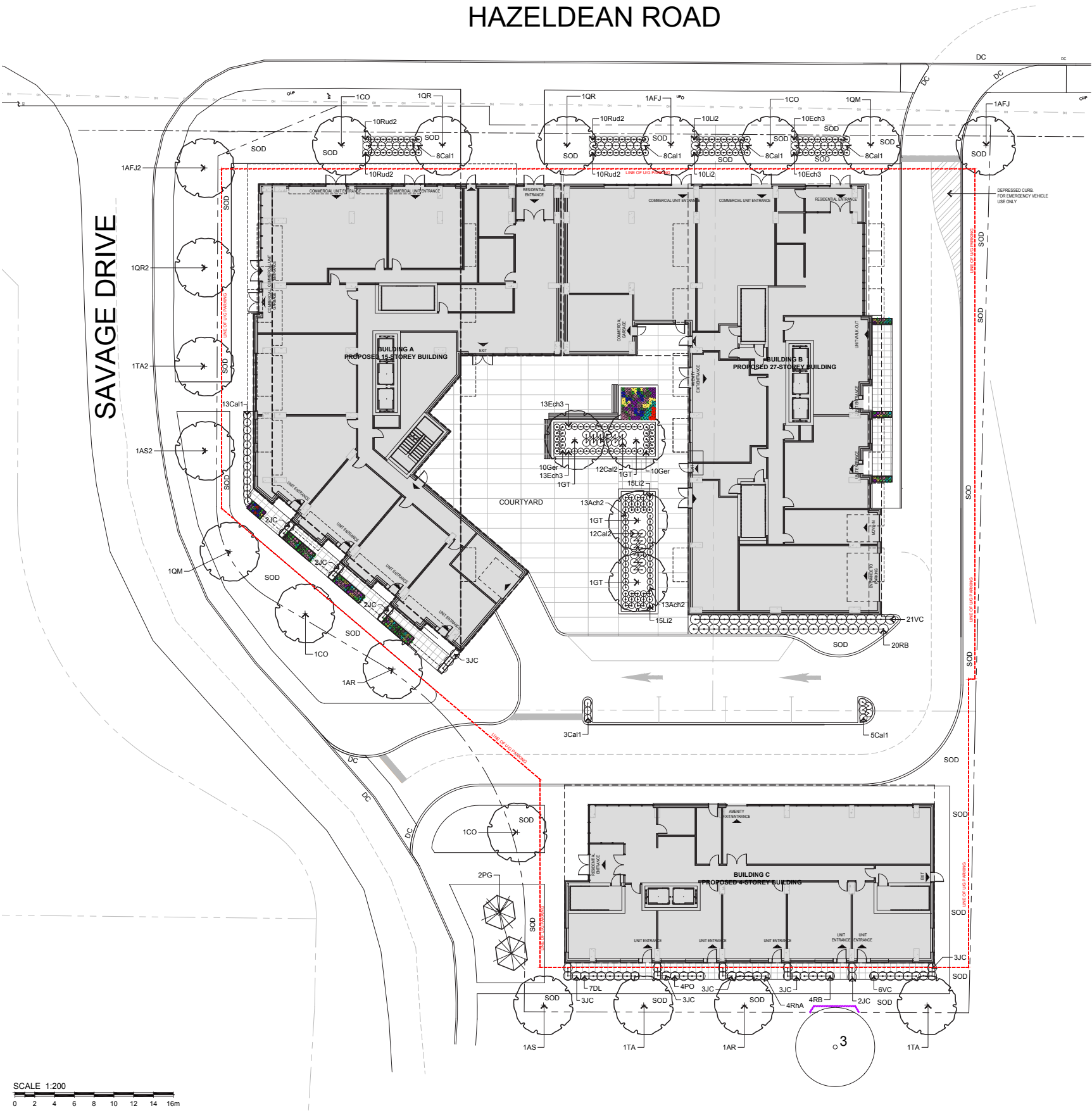








HAZELDEAN ROAD

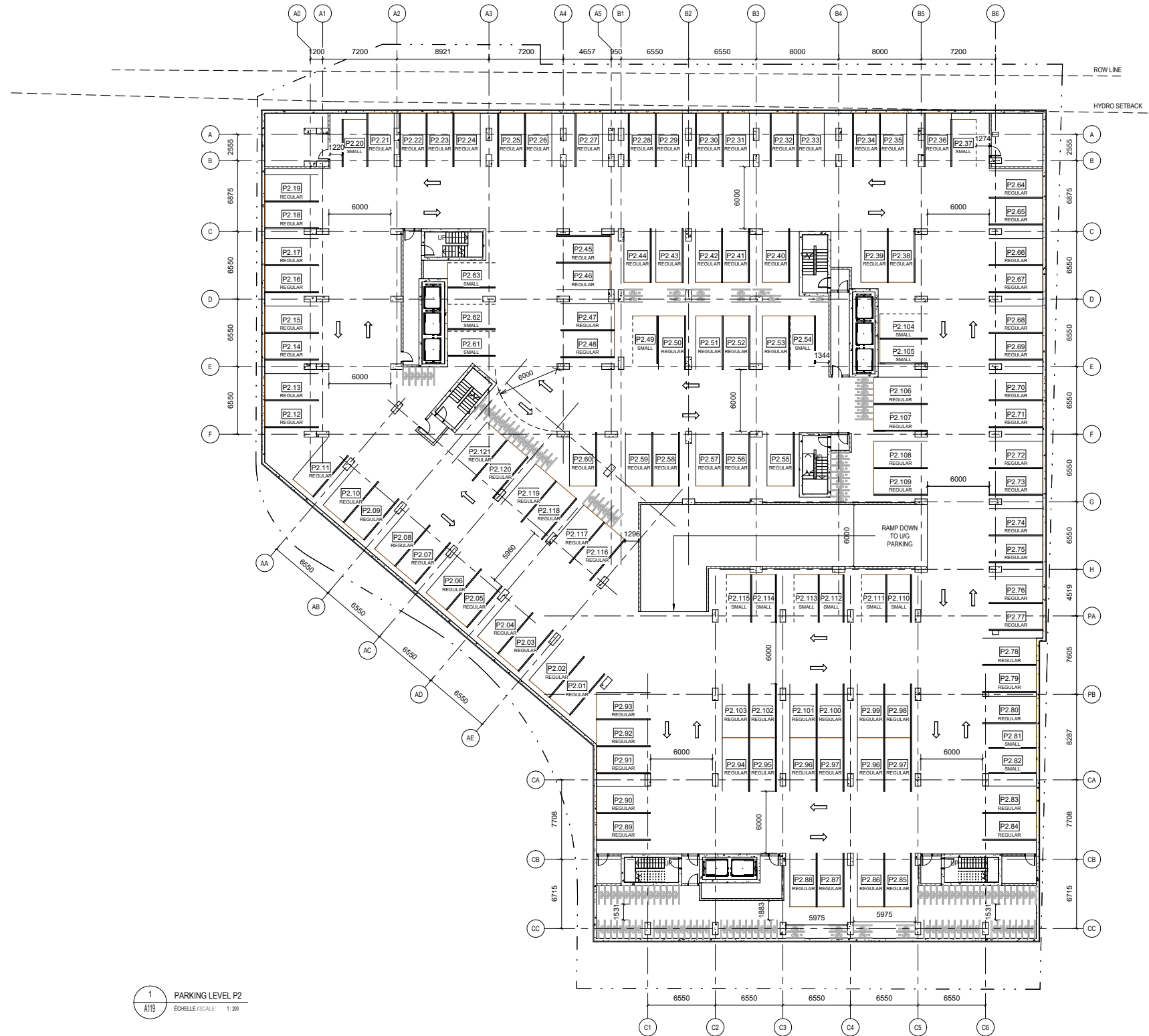


LEGEND / SYMBOL

- EXISTING TREE TO BE RETAINED (Refer to TCR)
CRZ (Critical Root Zone)
- PROPOSED DECIDUOUS TREE
DETAIL 1/L2.02
- PROPOSED CONIFEROUS TREE
DETAIL 1/L2.02
- PROPOSED SHRUBS
DETAIL 1/L2.02
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES
DETAIL 1/L2.02
- PROPOSED UNIT PAVERS
- PROPOSED SEATING
- PROPOSED P.C. CONCRETE SEGMENTAL RETAINING / PLANTER WALL
- PROPOSED 0.6m height WEATHERING STEEL (COR-TEN PLANTER)
- PROPOSED TREE PROTECTION BARRIER
DETAIL 2/L2.01

SCALE 1:200
0 2 4 6 8 10 12 14 16m

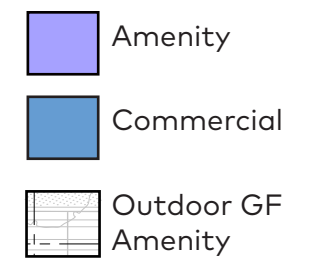


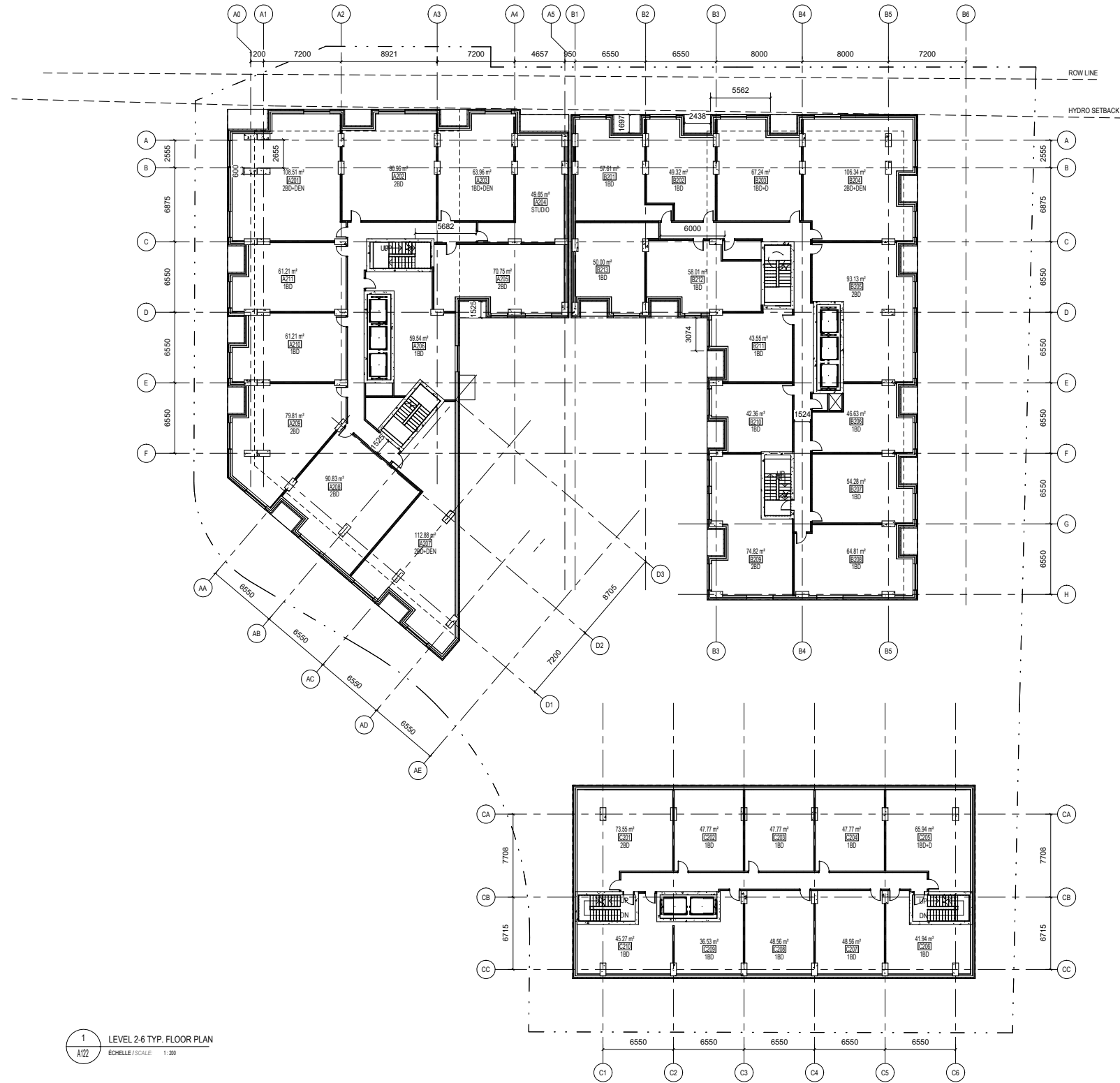


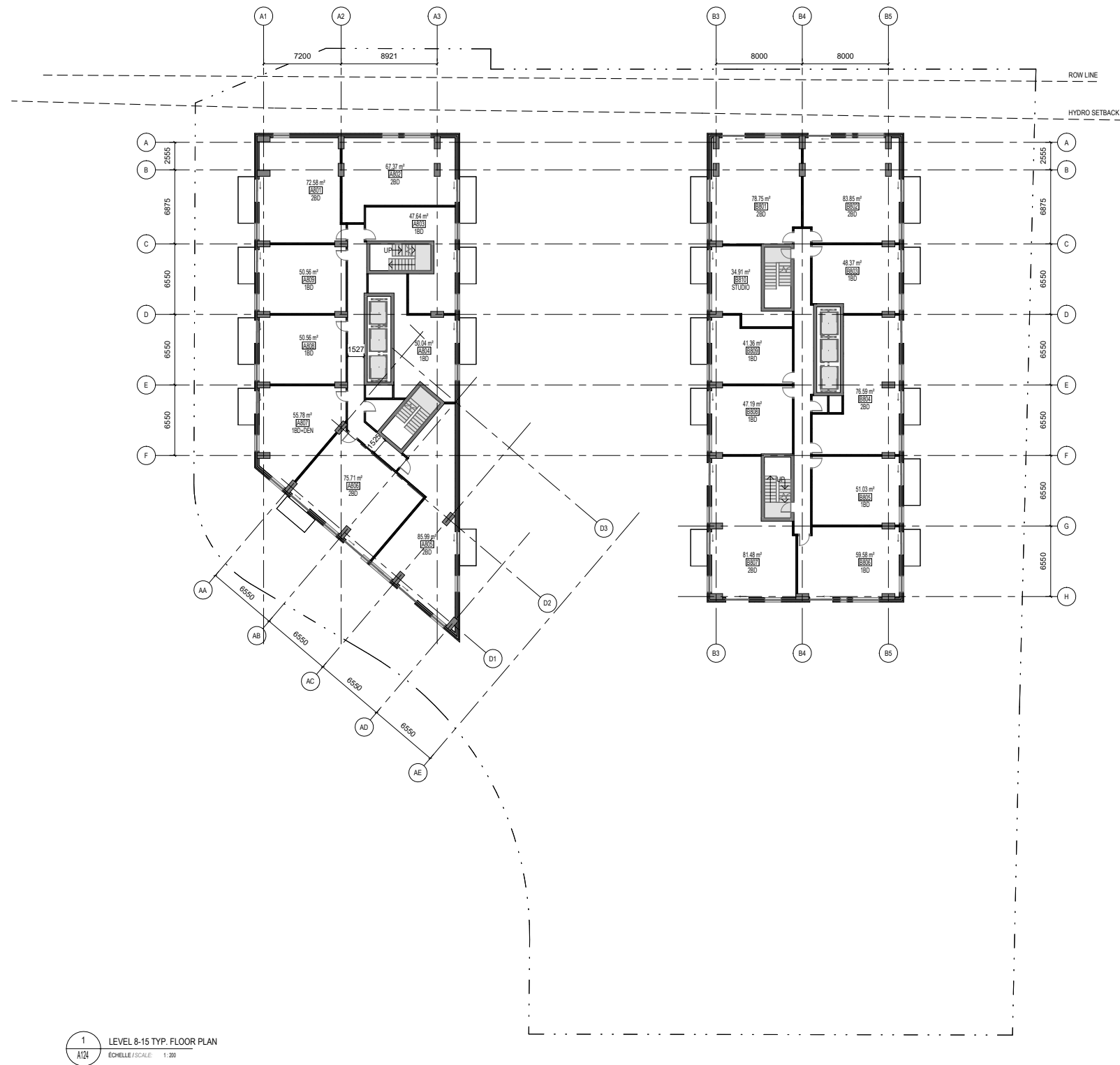
Parking Level P2

5872, 5880, 5884 Hazeldean Road &
7 Savage Drive Development
2428
June 2026



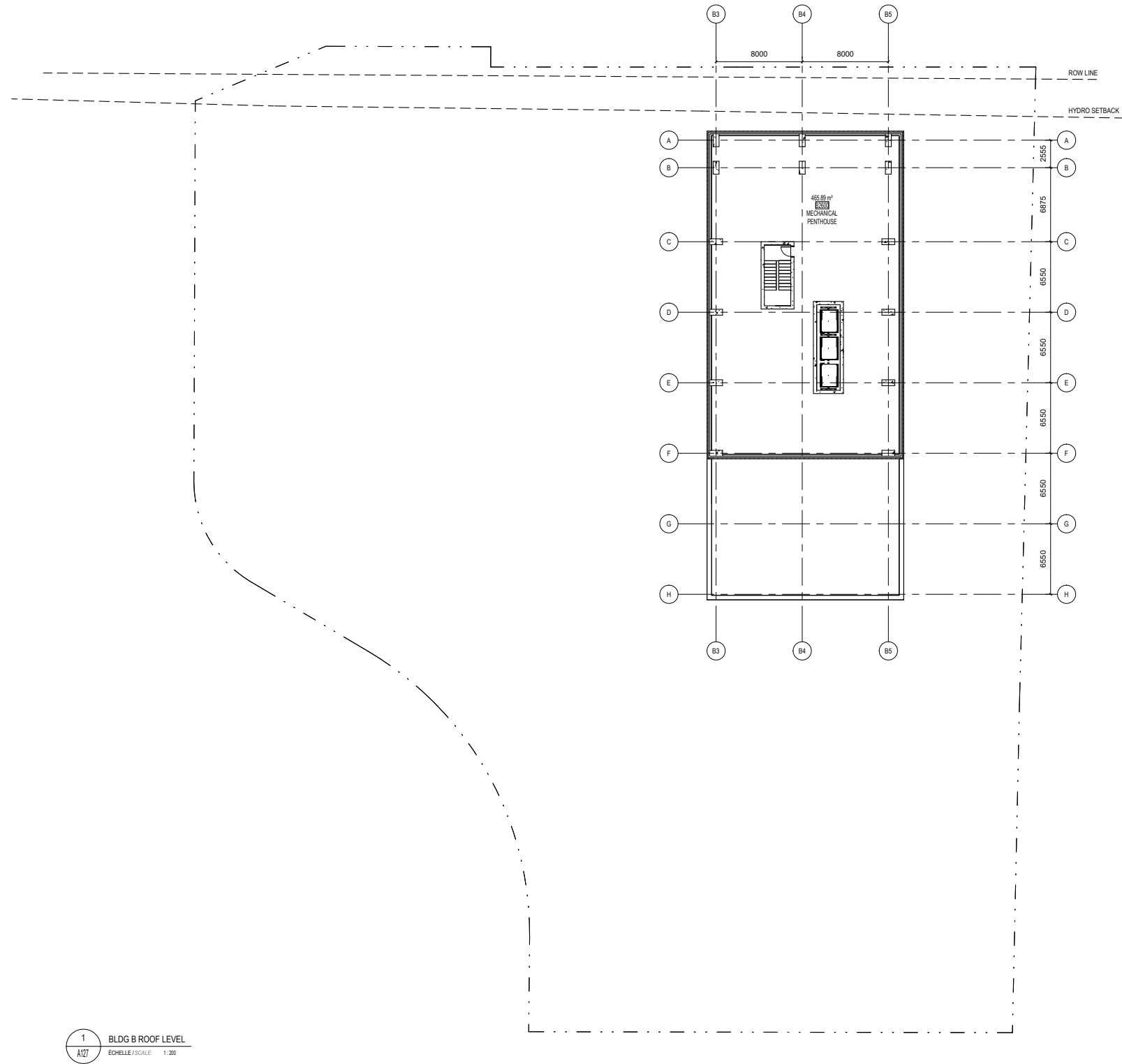






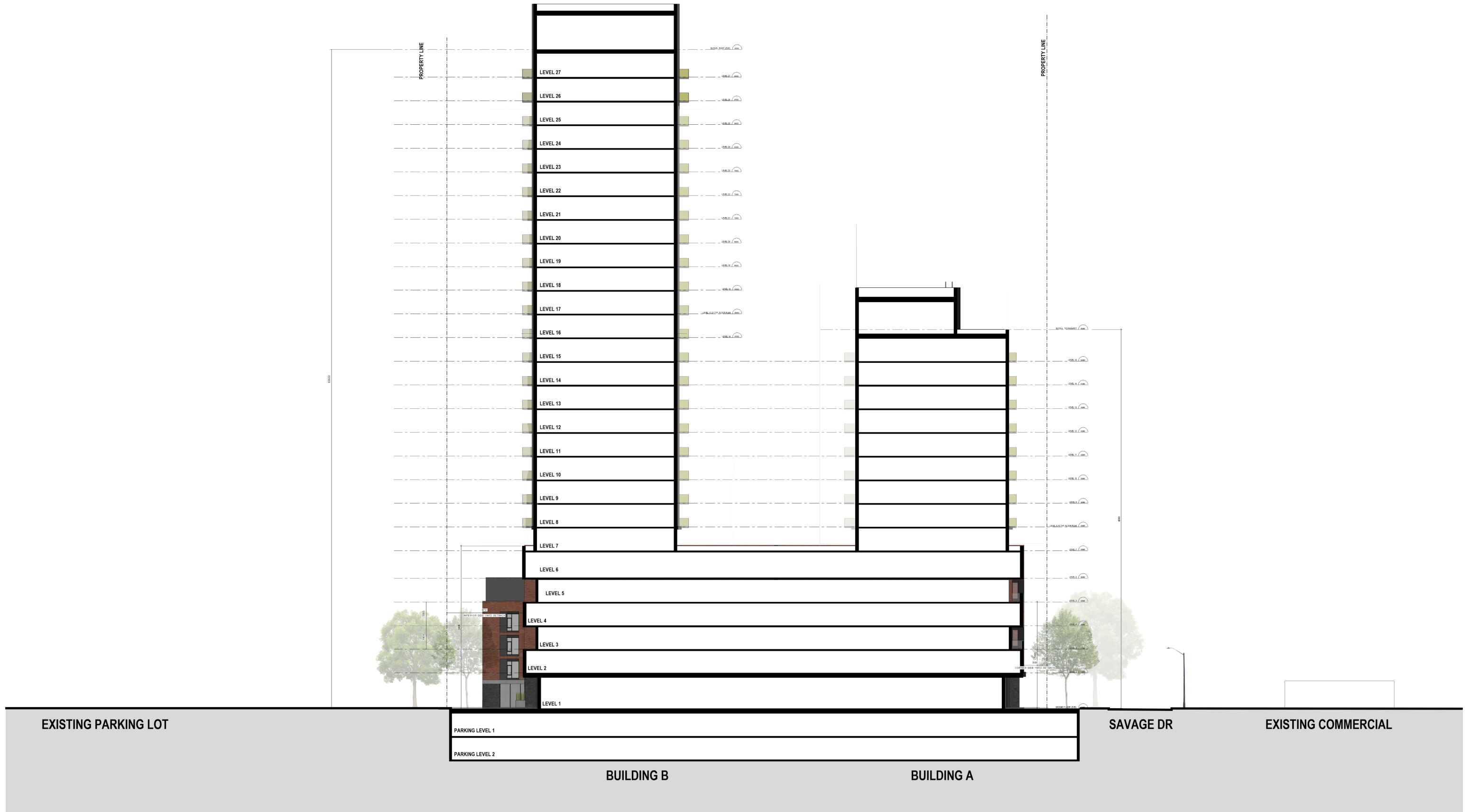
1 LEVEL 8-15 TYP. FLOOR PLAN
A104 ÉCHELLE / SCALE: 1:200





1 BLDG B ROOF LEVEL
A107 ÉCHELLE / SCALE: 1:200





East - West Site Section



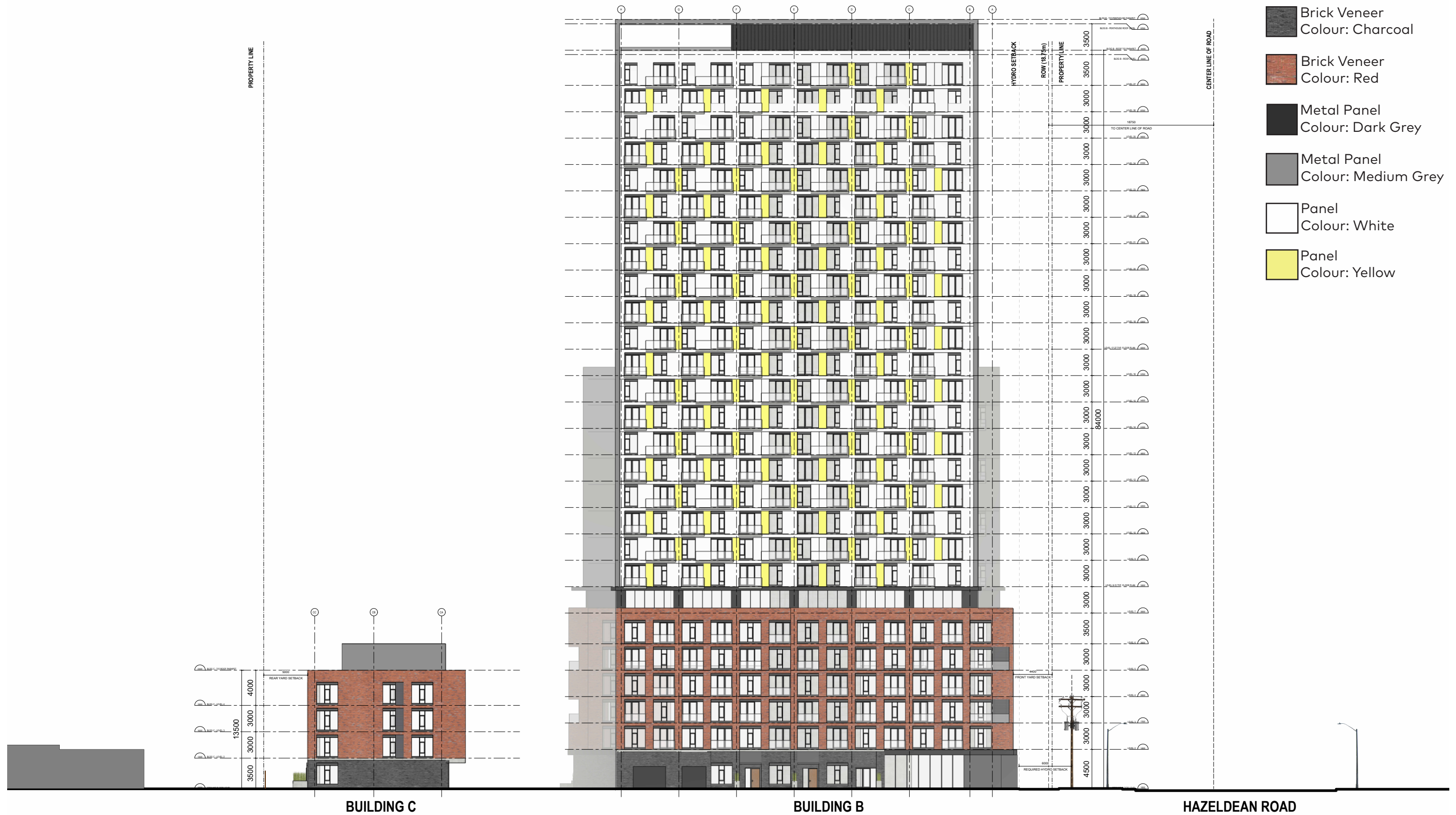
North - South Site Section

5872, 5880, 5884 Hazeldean Road &
7 Savage Drive Development
2428
June 2026





West Elevation



- Brick Veneer
Colour: Charcoal
- Brick Veneer
Colour: Red
- Metal Panel
Colour: Dark Grey
- Metal Panel
Colour: Medium Grey
- Panel
Colour: White
- Panel
Colour: Yellow



Building A Elevations

5872, 5880, 5884 Hazeldean Road &
7 Savage Drive Development
2428
June 2026

- Brick Veneer
Colour: Charcoal
- Brick Veneer
Colour: Red
- Metal Panel
Colour: Dark Grey
- Metal Panel
Colour: Medium Grey
- Panel
Colour: White
- Panel
Colour: Yellow



1 Elevation A-E
A206 ÉCHELLE / SCALE: 1:200

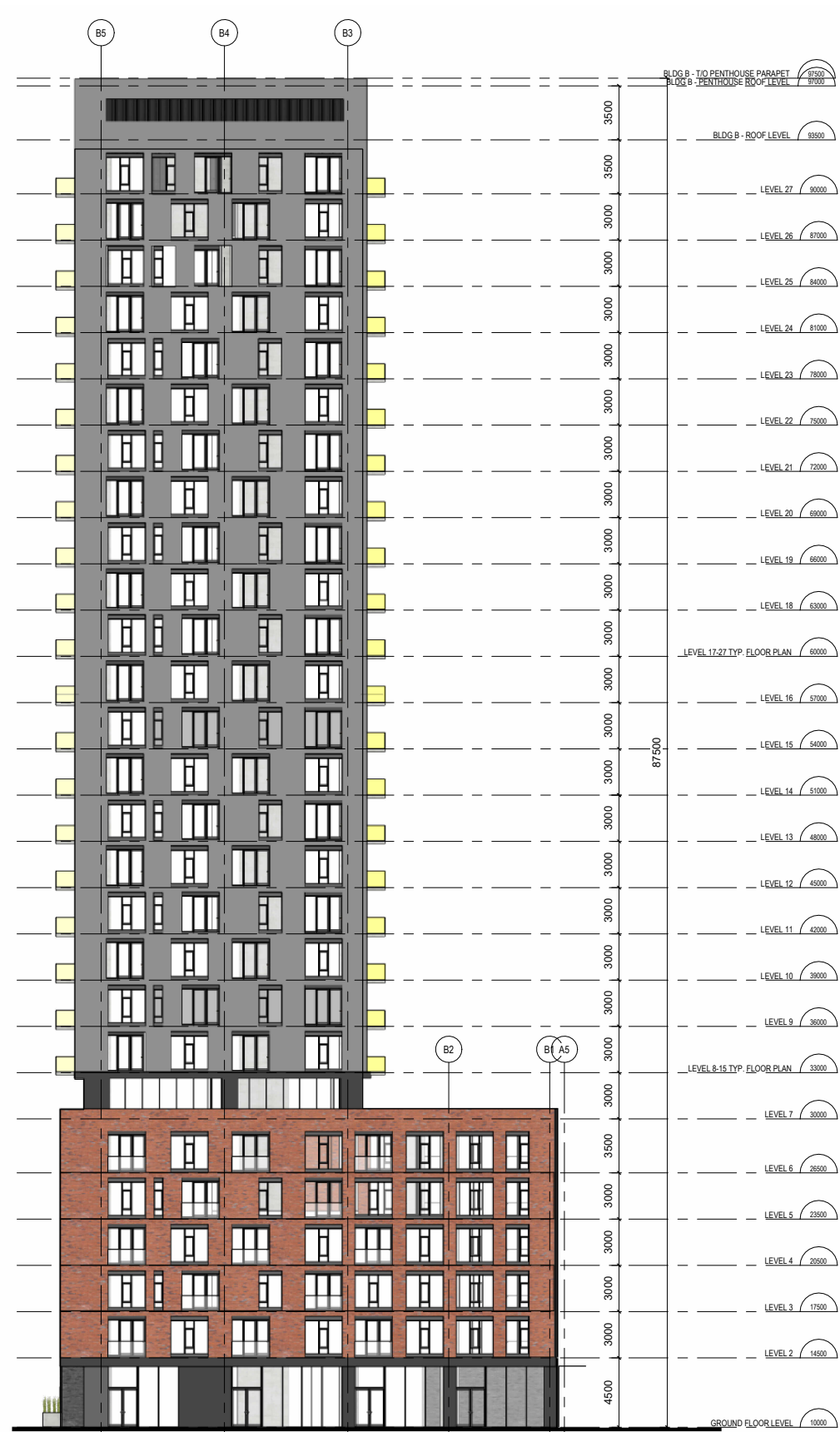
2 Elevation A-W
A206 ÉCHELLE / SCALE: 1:200

Building A Elevations

5872, 5880, 5884 Hazeldean Road &
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2428
June 2026



2 Elevation B-W
A207 ÉCHELLE / SCALE: 1:200

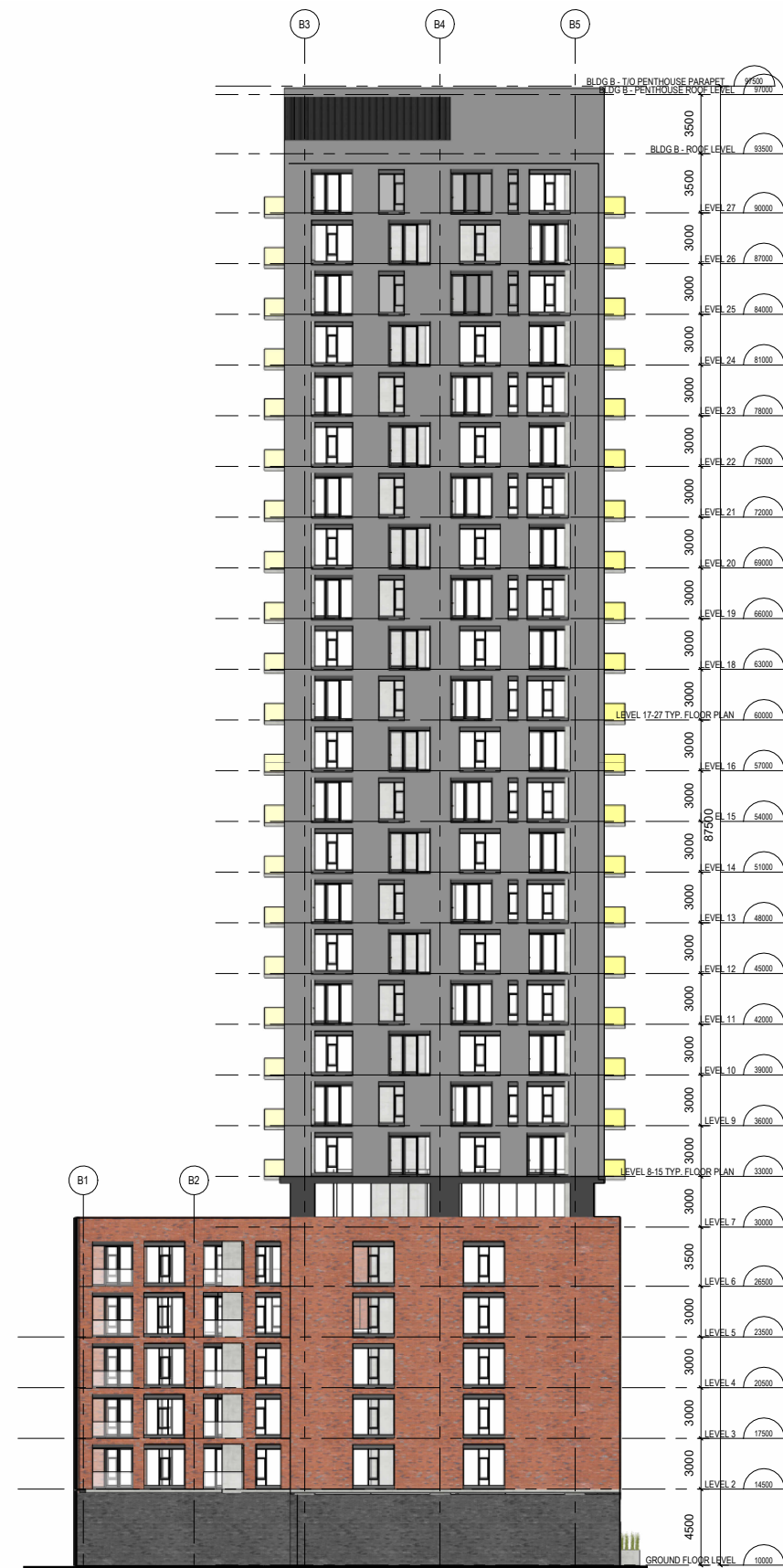


1 Elevation B-N
A207 ÉCHELLE / SCALE: 1:200

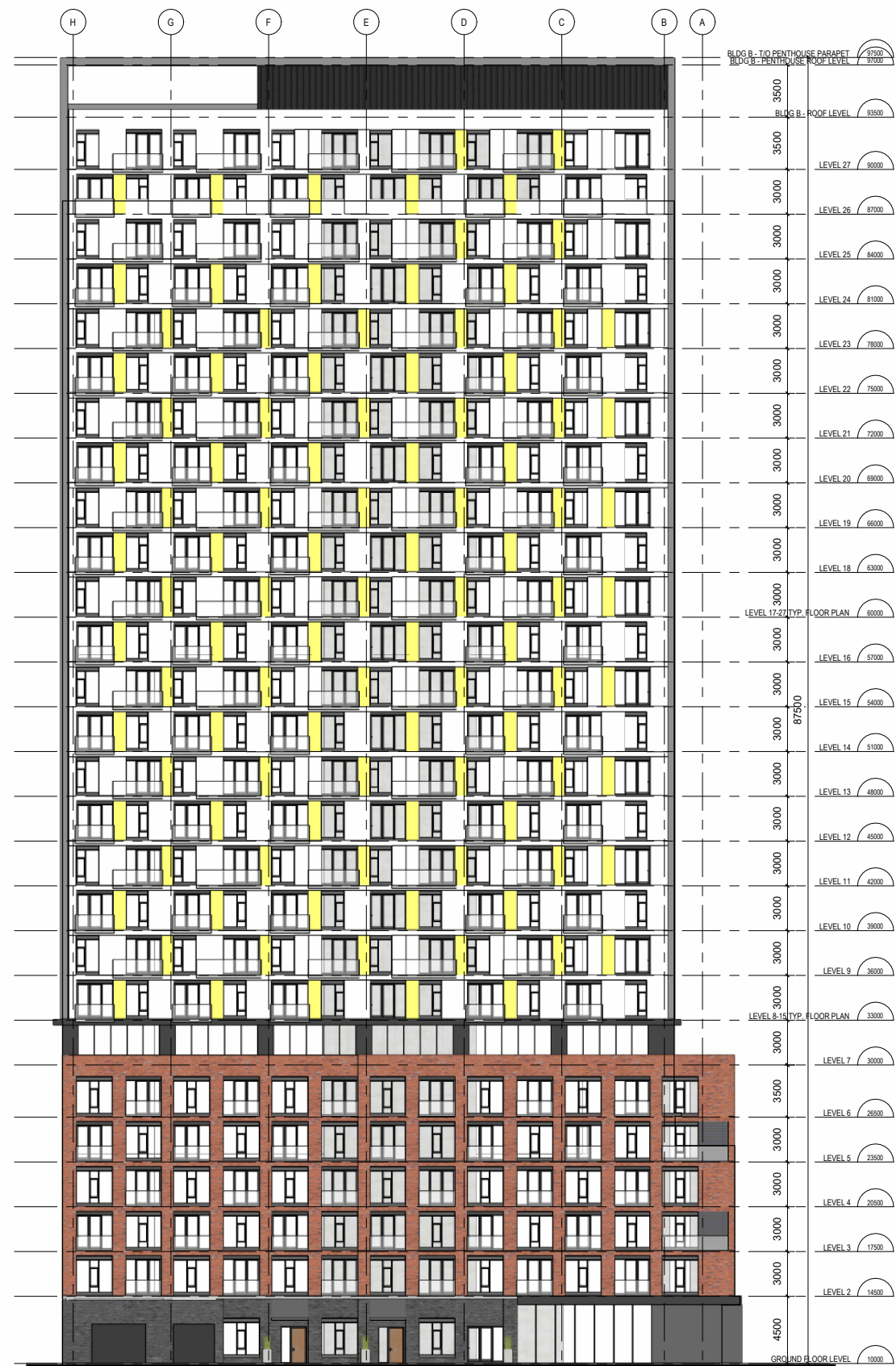
-  Brick Veneer
Colour: Charcoal
-  Brick Veneer
Colour: Red
-  Metal Panel
Colour: Dark Grey
-  Metal Panel
Colour: Medium Grey
-  Panel
Colour: White
-  Panel
Colour: Yellow

Building B Elevations

5872, 5880, 5884 Hazeldean Road &
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2428
June 2026



2 Elevation B-S
A208 ÉCHELLE / SCALE: 1:200



1 Elevation B-E
A208 ÉCHELLE / SCALE: 1:200

-  Brick Veneer
Colour: Charcoal
-  Brick Veneer
Colour: Red
-  Metal Panel
Colour: Dark Grey
-  Metal Panel
Colour: Medium Grey
-  Panel
Colour: White
-  Panel
Colour: Yellow

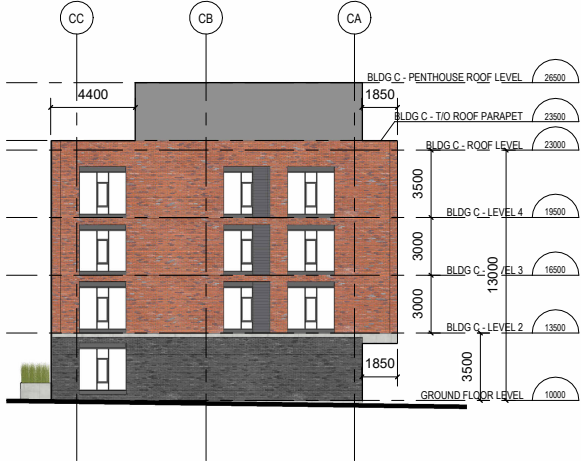
Building B Elevations

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2428
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- Brick Veneer
Colour: Charcoal
- Brick Veneer
Colour: Red
- Metal Panel
Colour: Dark Grey
- Metal Panel
Colour: Medium Grey
- Panel
Colour: White
- Panel
Colour: Yellow



4 Elevation C-W
A209 ÉCHELLE / SCALE: 1:200



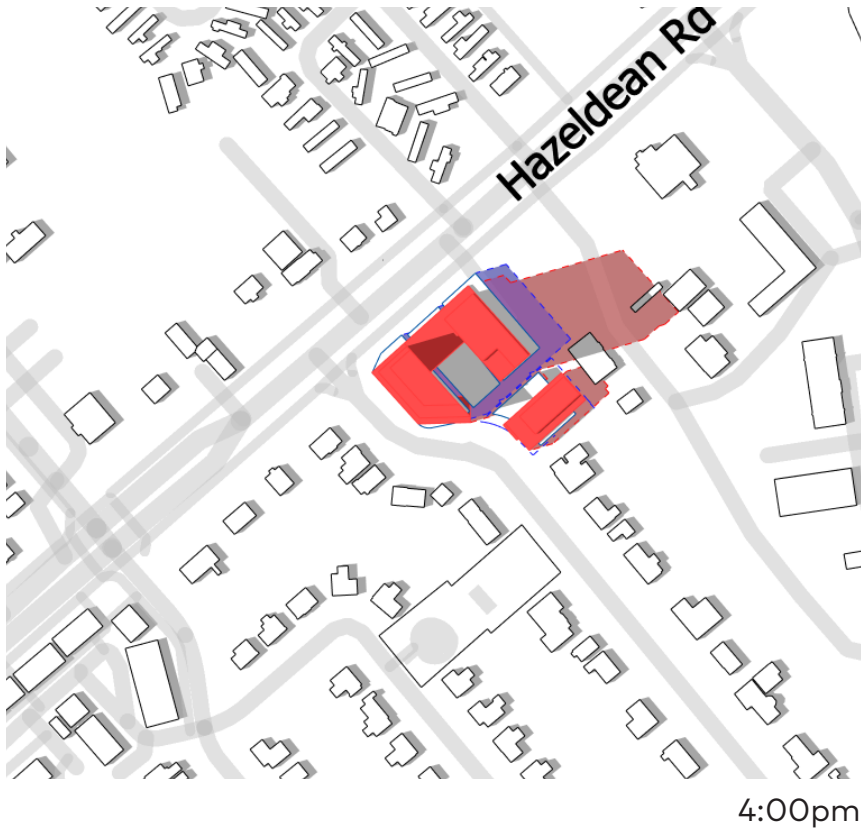
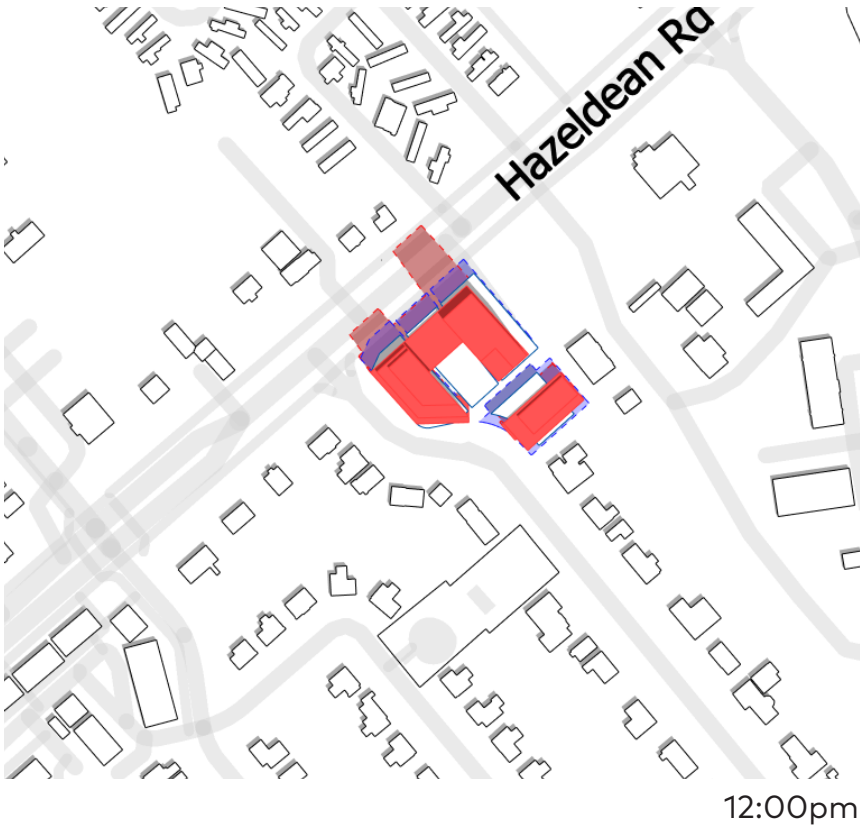
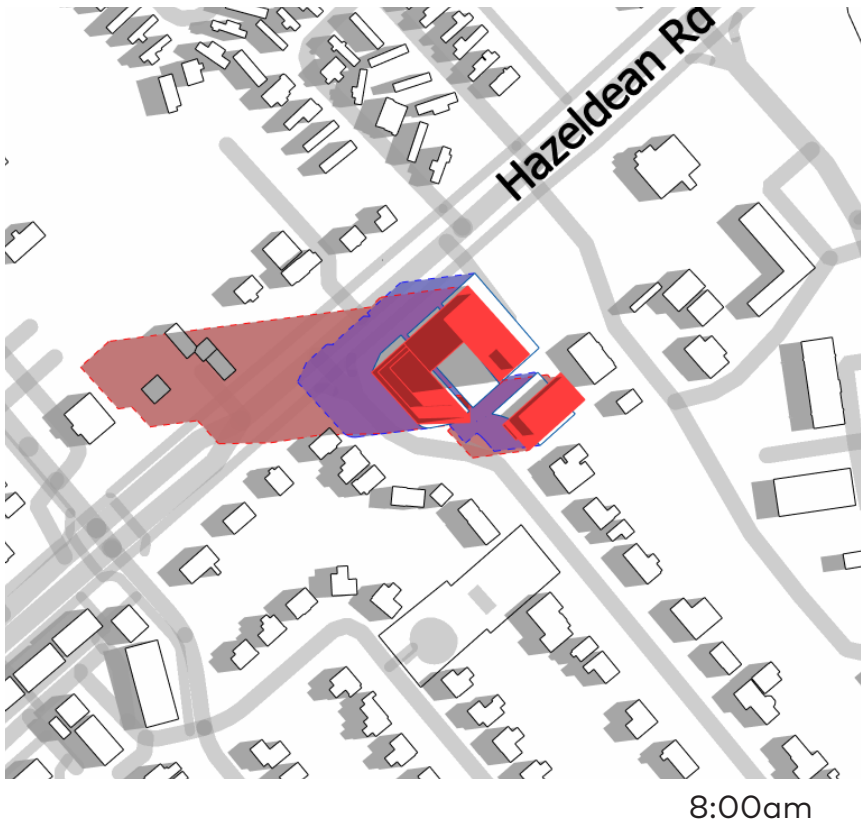
3 Elevation C-E
A209 ÉCHELLE / SCALE: 1:200



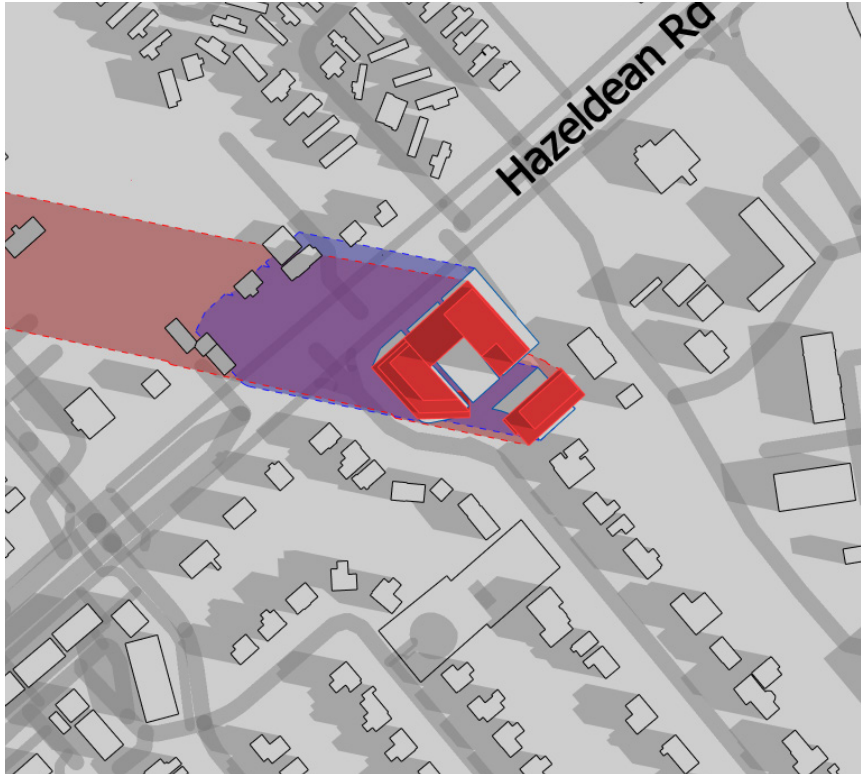
2 Elevation C-S
A209 ÉCHELLE / SCALE: 1:200



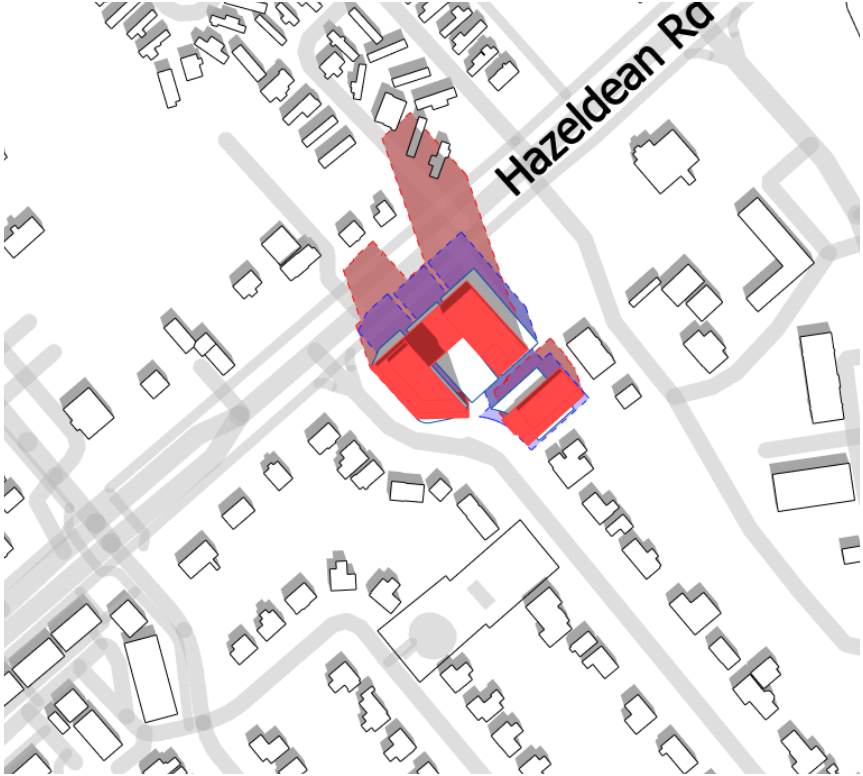
1 Elevation C-N
A209 ÉCHELLE / SCALE: 1:200



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



8:00am



12:00pm

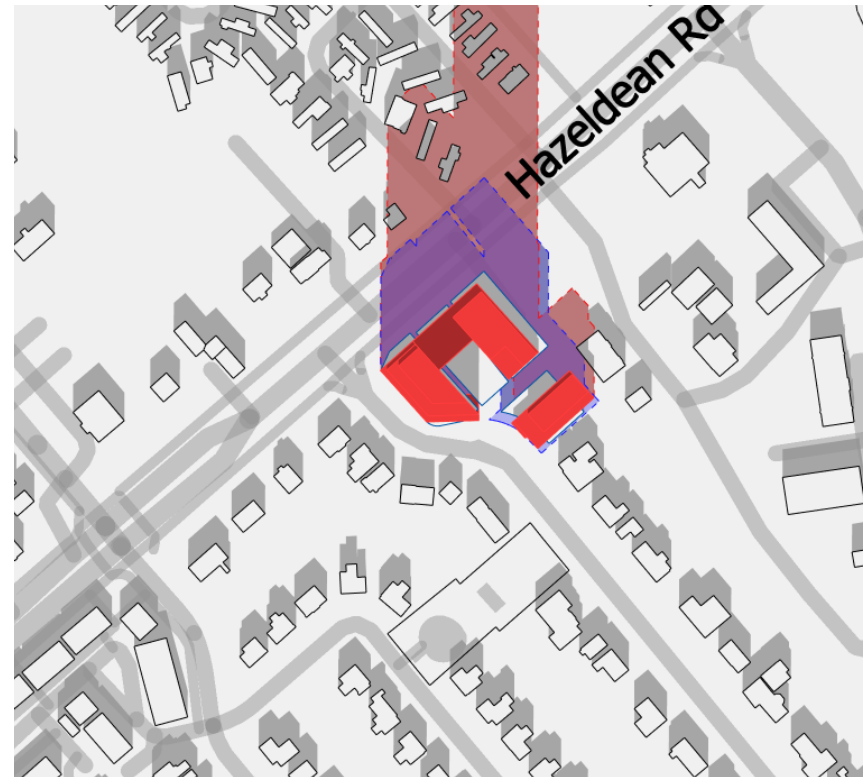


4:00pm

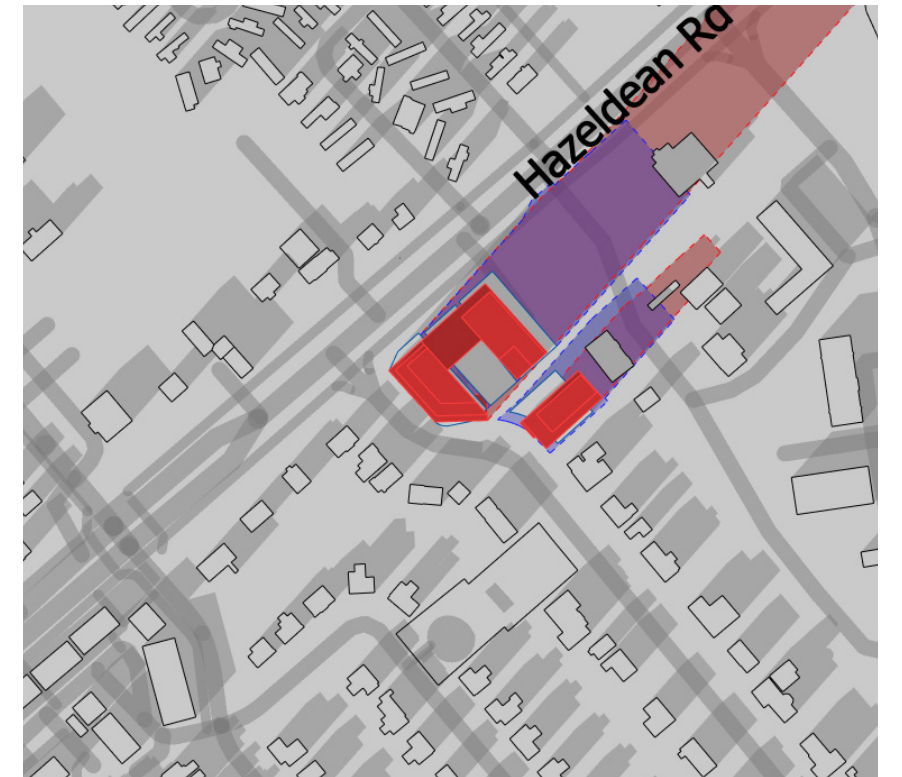
LEGEND	
■	PROPOSED DEVELOPMENT
—	AS OF RIGHT OUTLINE
■	NEW NET SHADOW
---	PROPOSED SHADOW OUTLINE
---	AS OF RIGHT SHADOW OUTLINE



9:00am



12:00pm



3:00pm

LEGEND

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