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Planning + Design



Submission 2

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

November, 2025

Project Timeline



Site Context



Official Plan - Transit Network

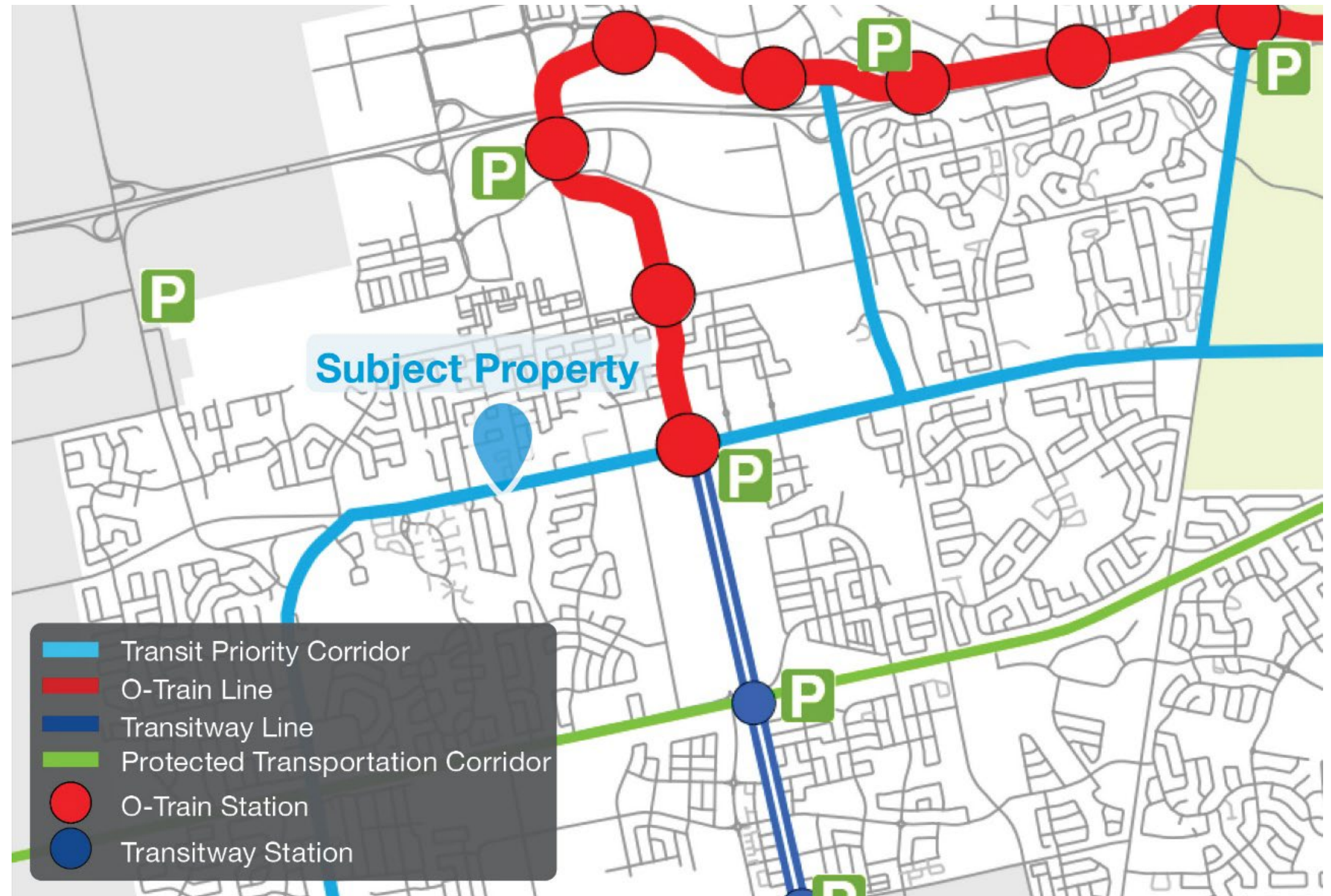
Transit Network

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.

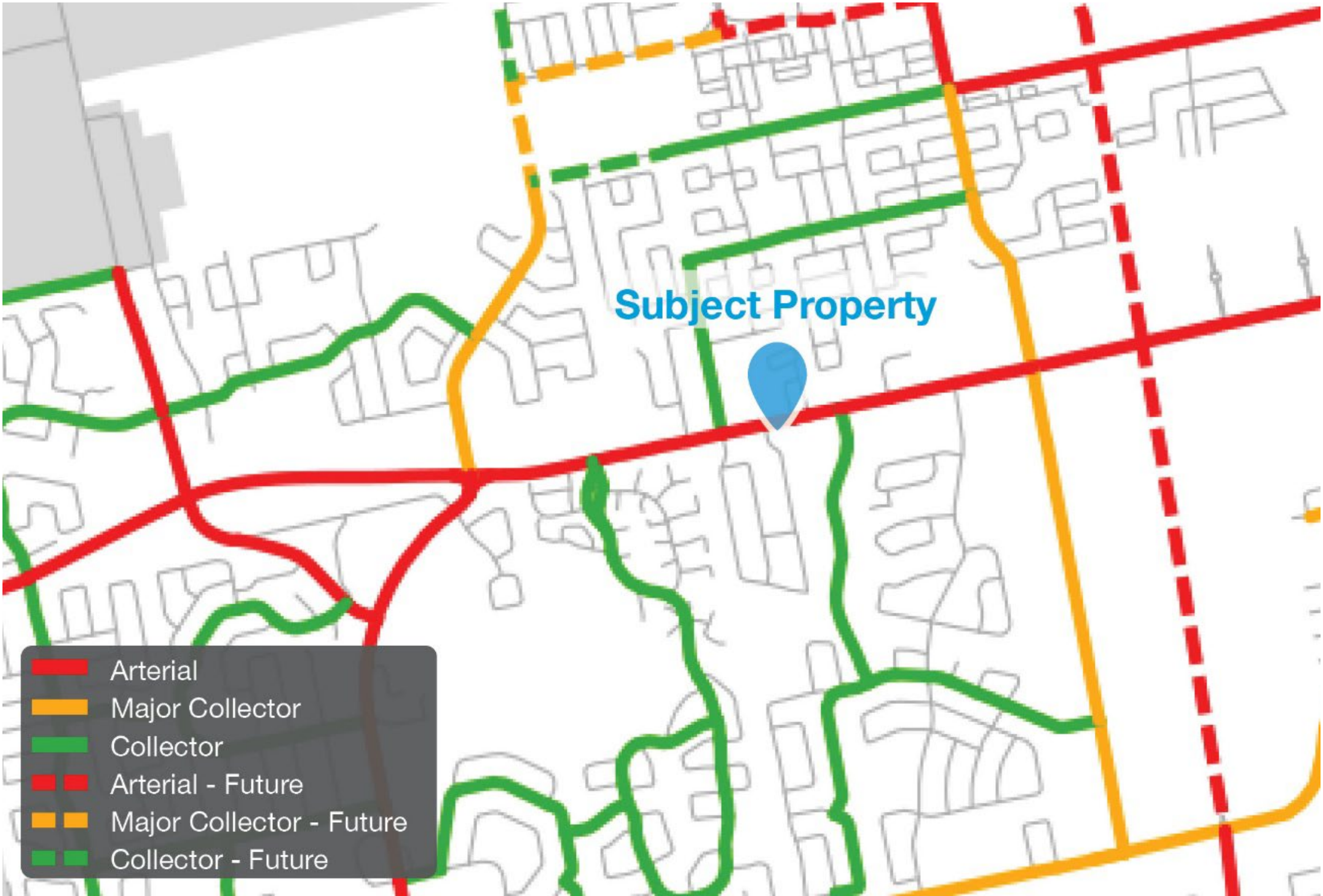


Schedule C2 - Transit Network Ultimate

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.

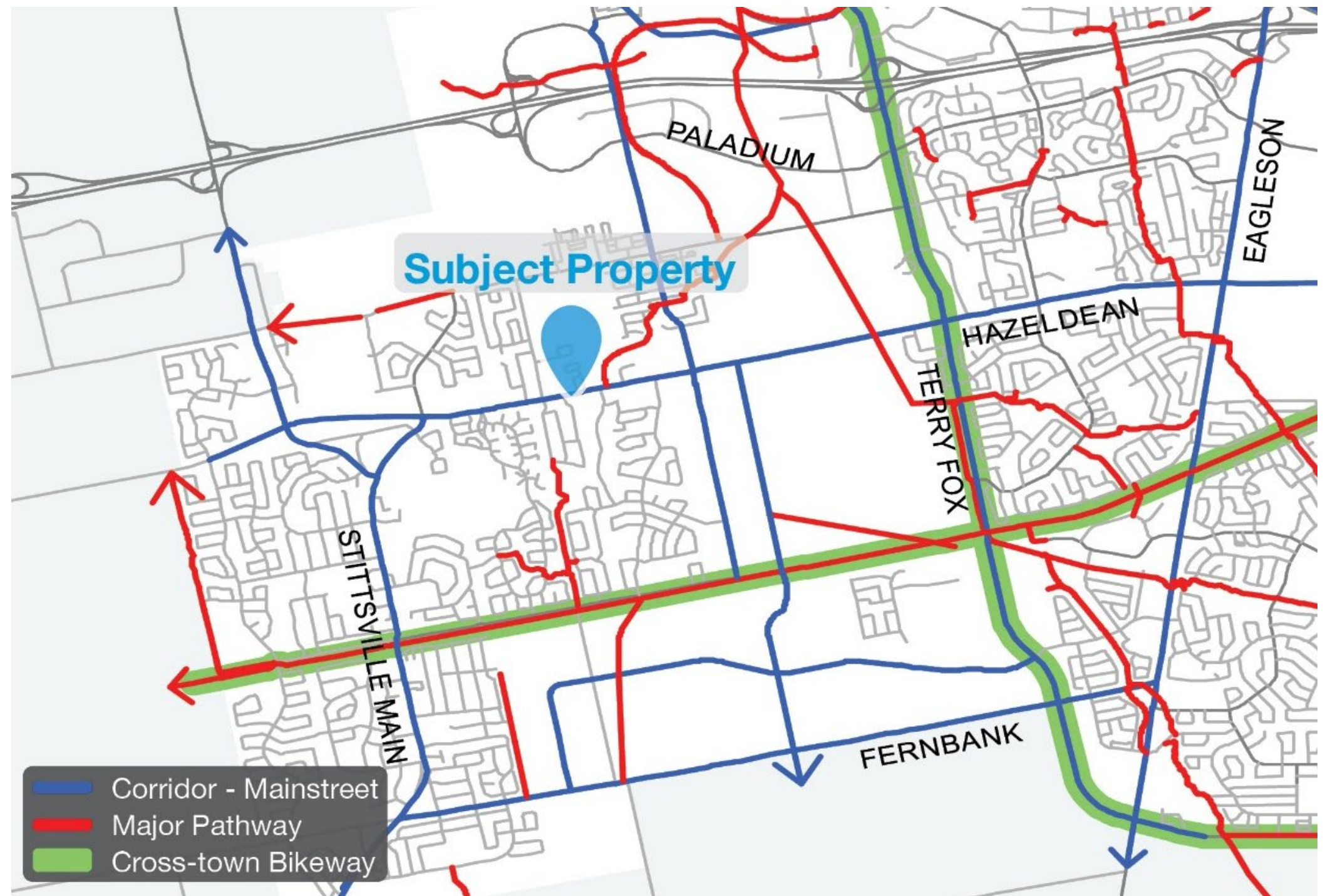


Schedule C4 - Urban Road Network

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.



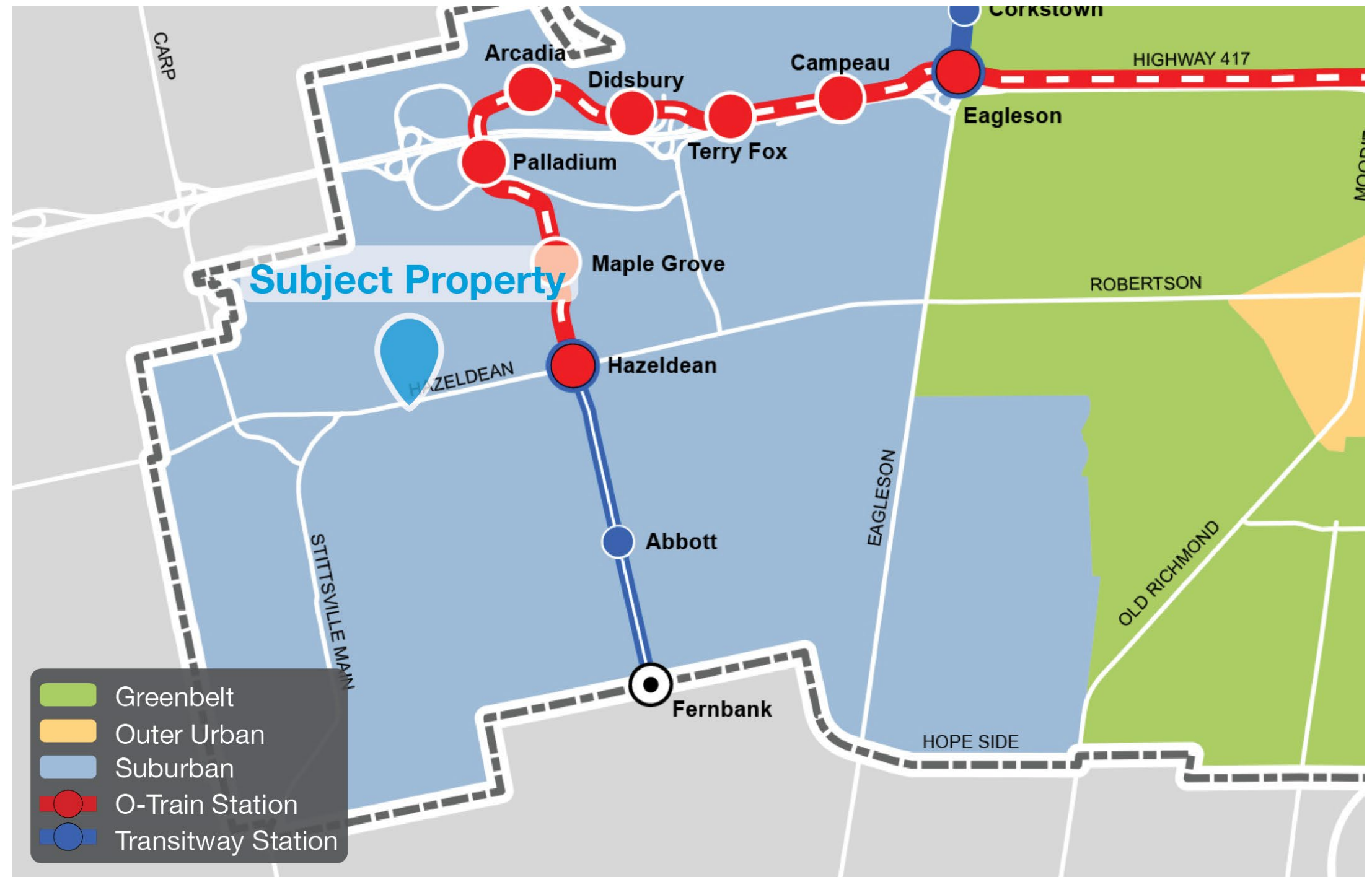
Transportation Master Plan - Map 1, Cycling Network

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.



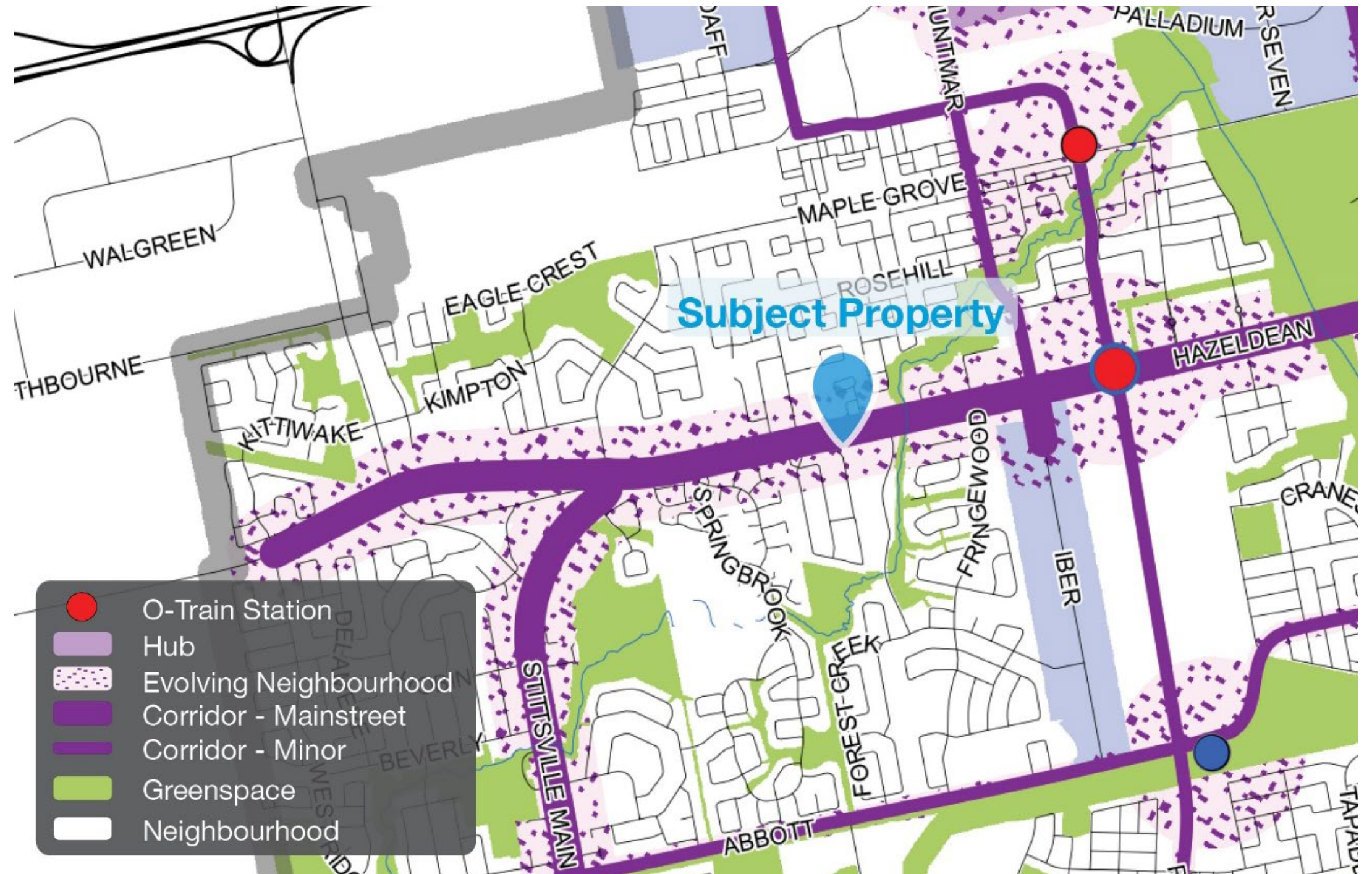
Schedule A - Transect Policy Area

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.

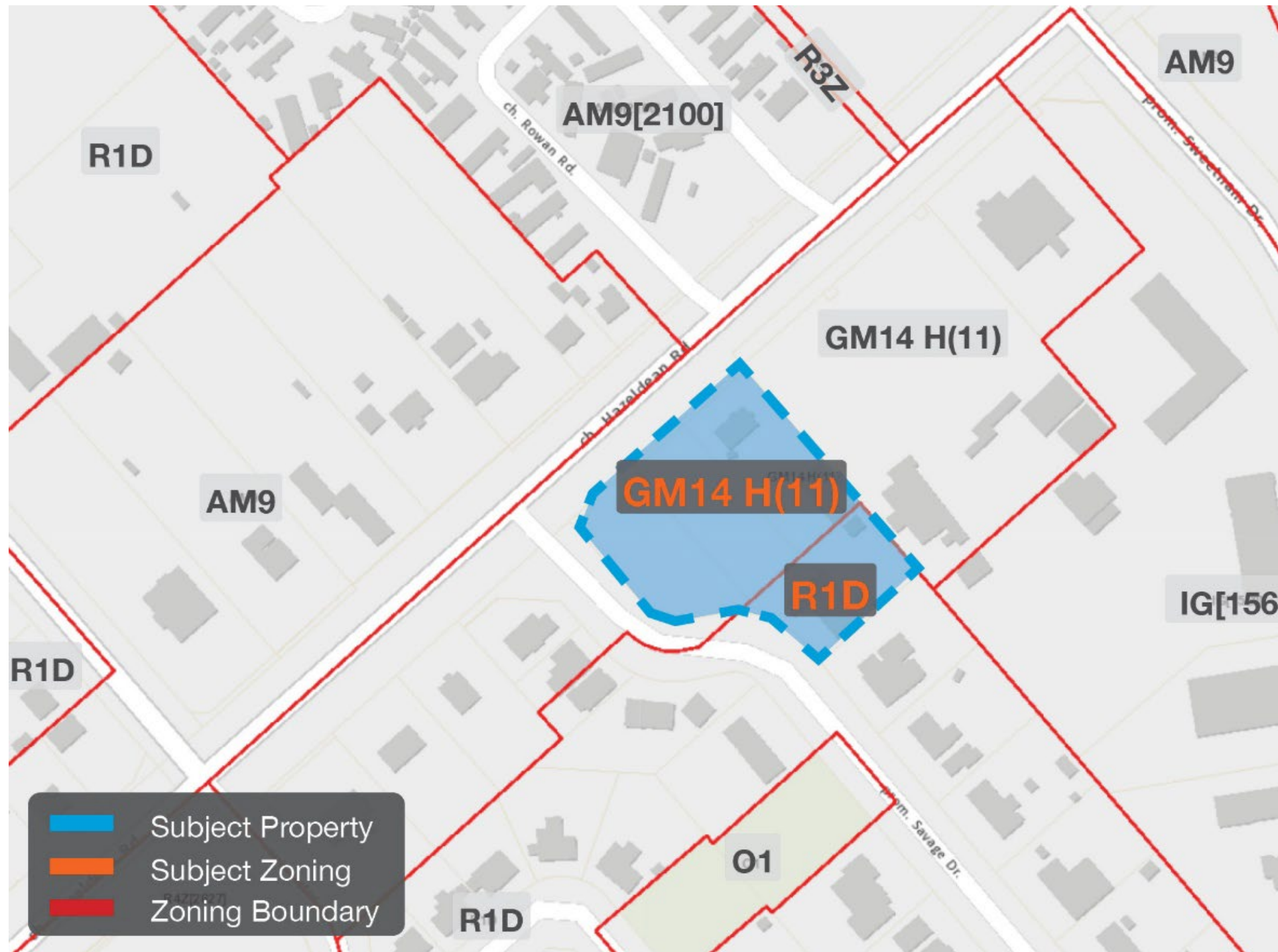


Schedule B5 – Suburban Transect

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]**.

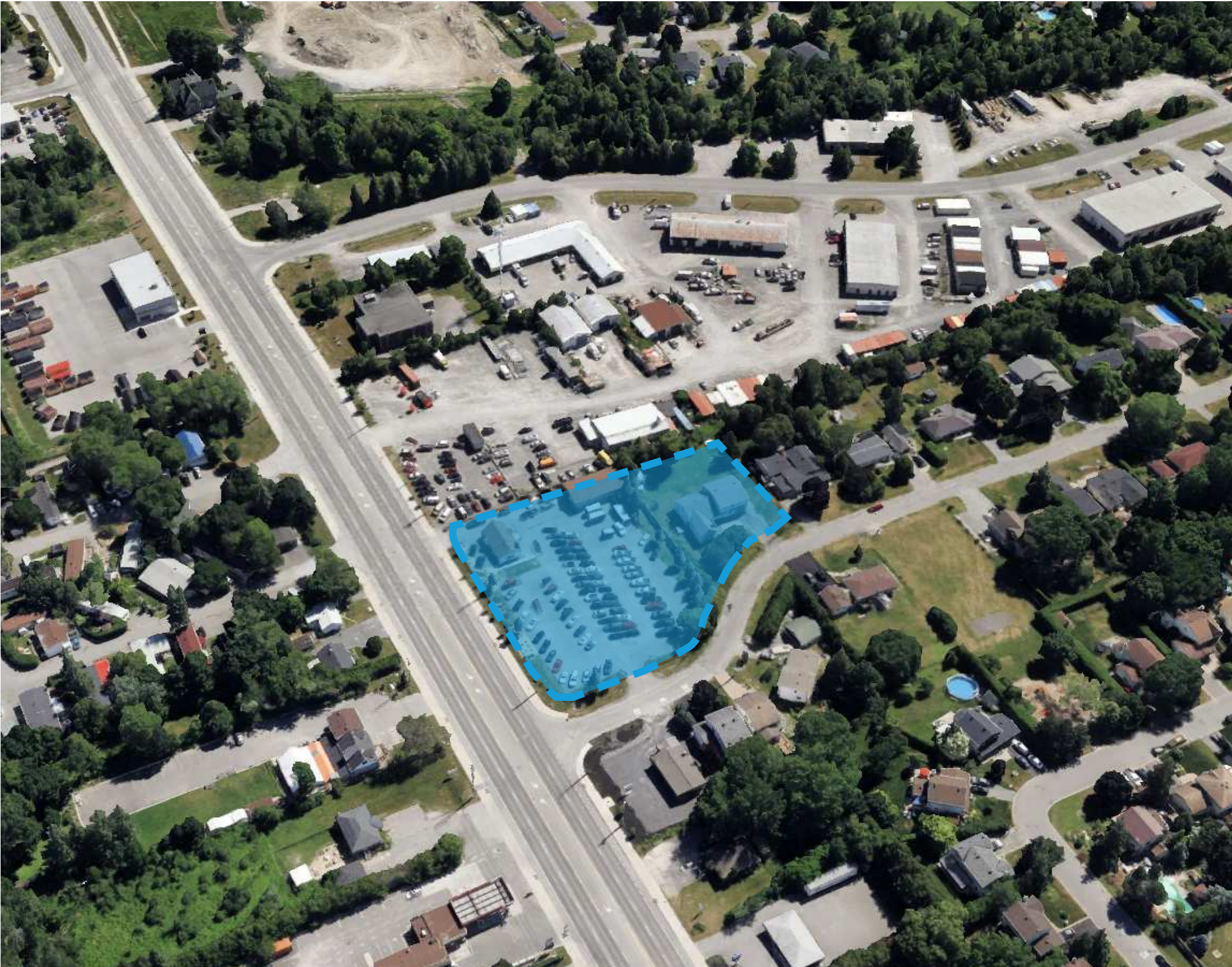
Amendments are required to permit:

- / 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

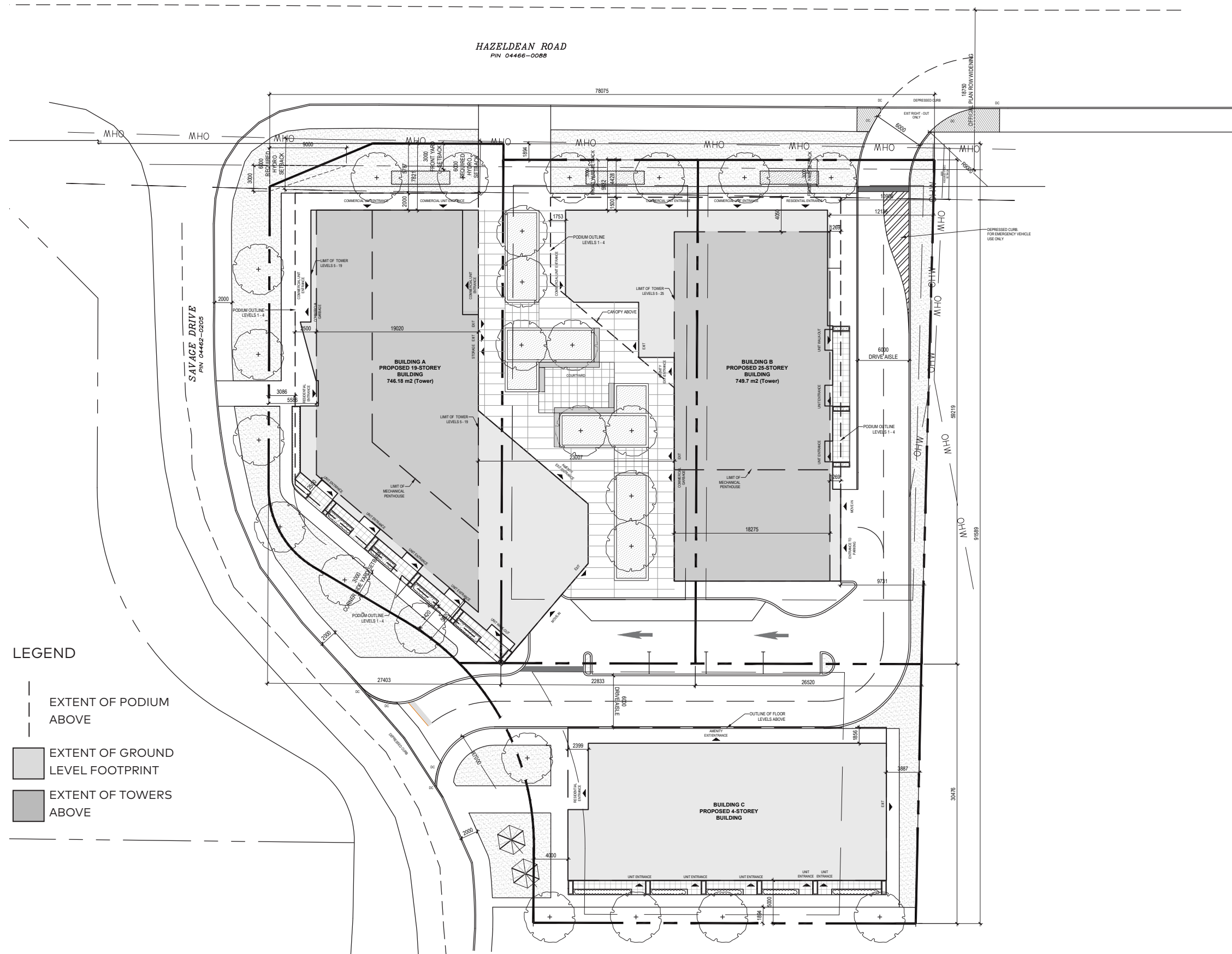




5872, 5880, 5884 Hazeldean Road & 7 Savage Drive

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				BUILDING A:			BUILDING B:			BUILDING C:		
				TYPE	#	RATIO	TYPE	#	RATIO	TYPE	#	RATIO
TOTAL :				1BD	94	54.02%	1BD	126	51.01%	1BD	29	82.86%
				1BD+D	18	10.34%	1BD+D	4	1.62%	1BD+D	3	8.57%
				2BD	44	25.30%	2BD	97	39.27%	2BD	3	8.57%
				2BD+D	18	10.34%	2BD+D	-	-	2BD+D	-	-
				STUDIO	-	-	STUDIO	20	8.34%	STUDIO	-	-
				TOTAL: 174 UNITS			TOTAL: 247 UNITS			TOTAL: 35 UNITS		









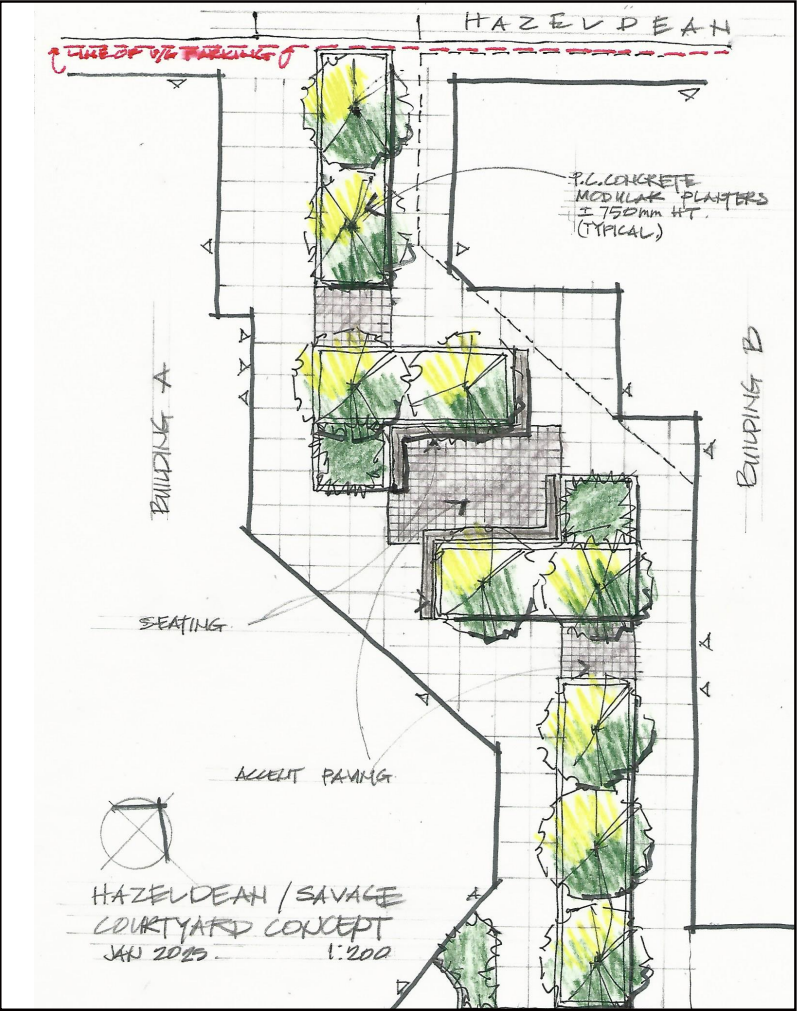


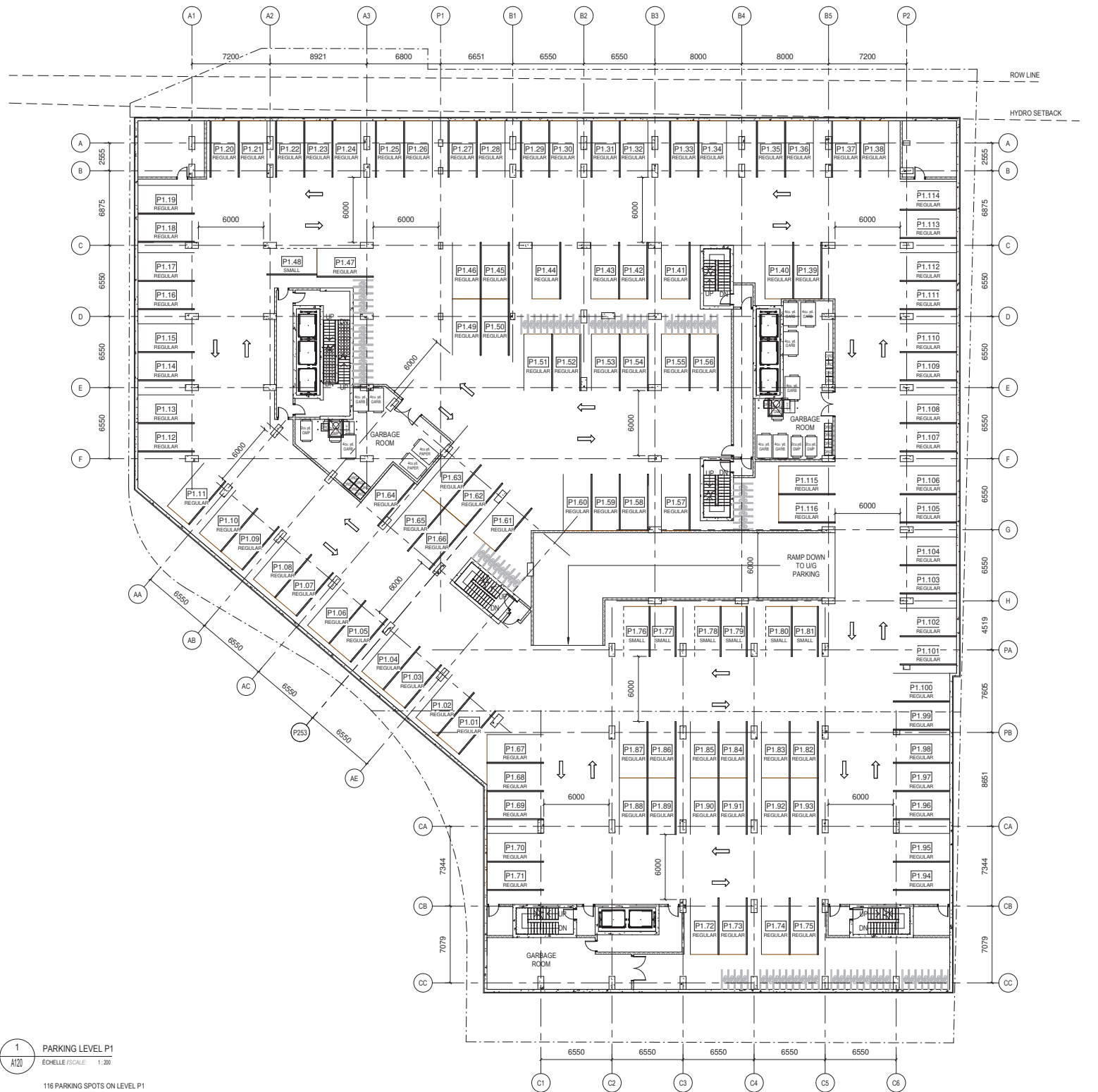
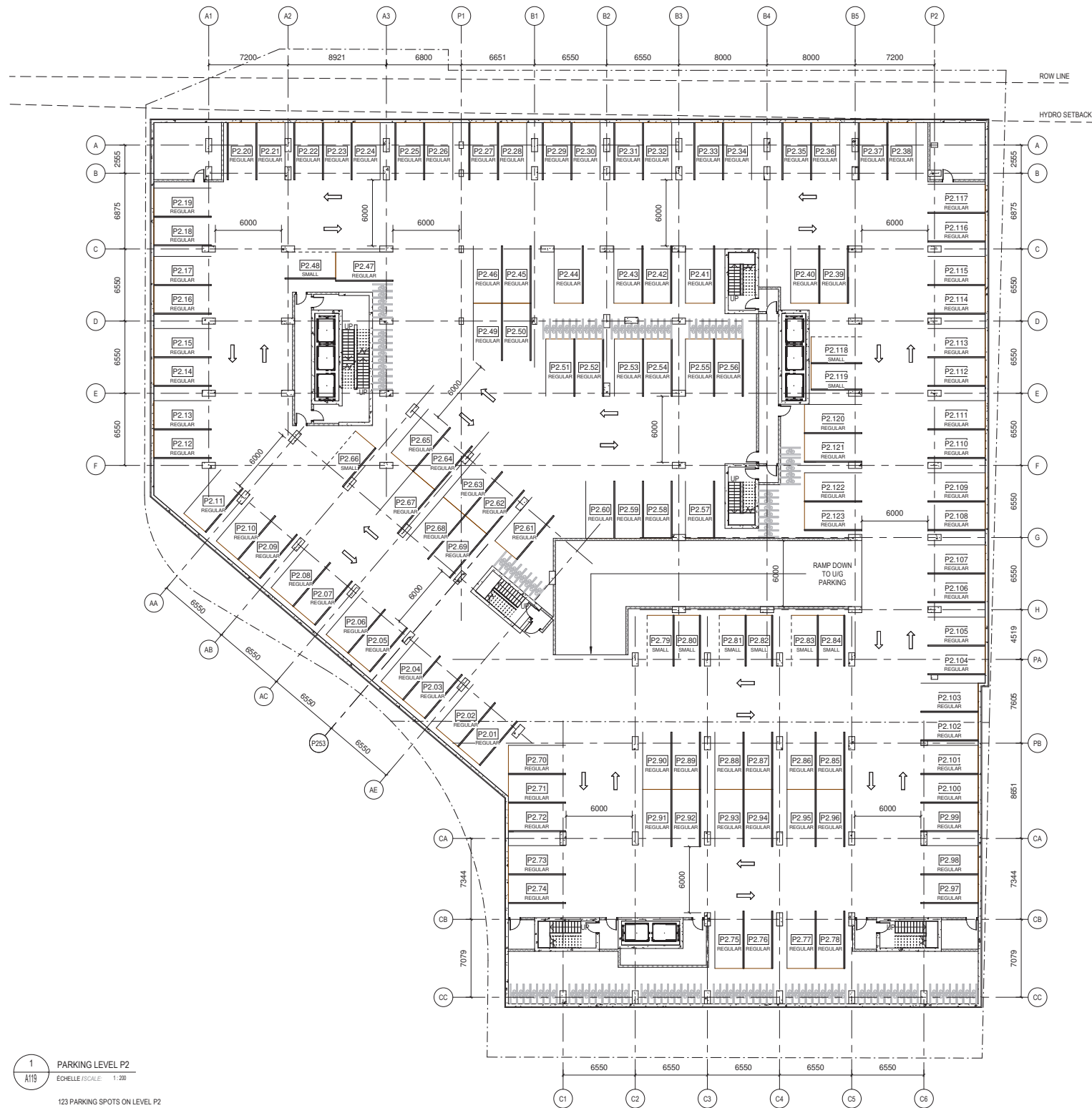


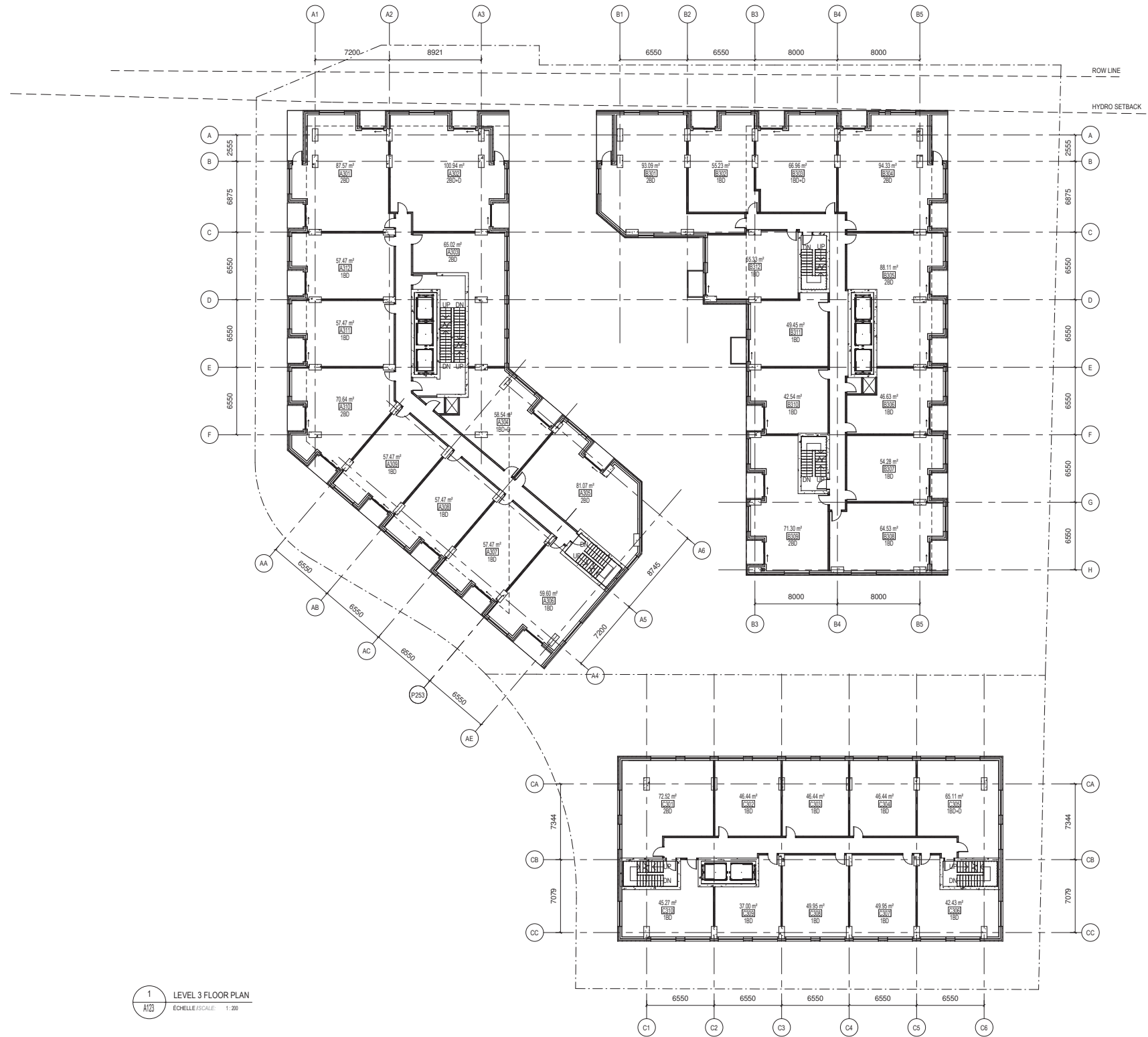


LEGEND / SYMBOL

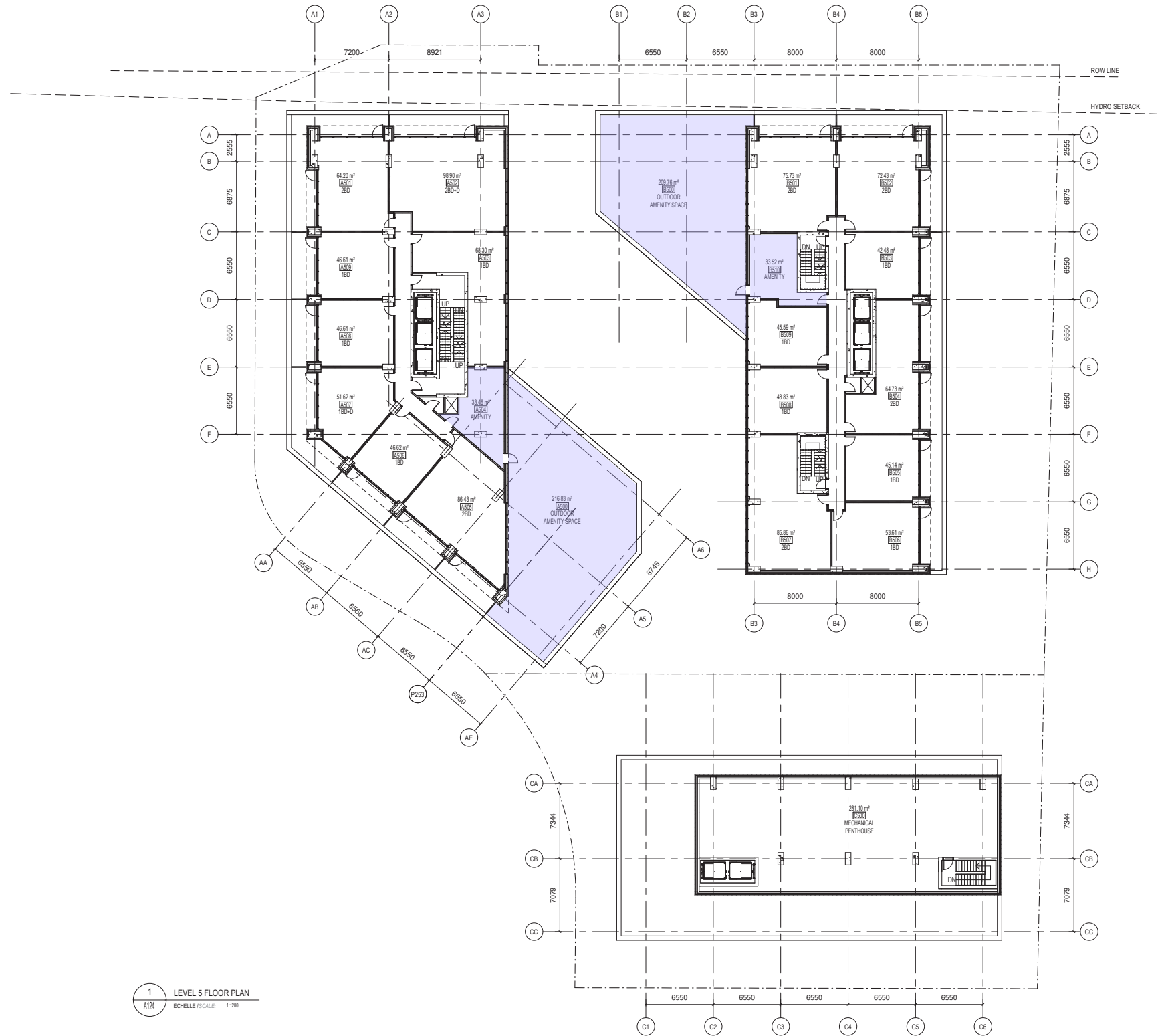
- EXISTING TREE TO BE RETAINED (Refer to TCR) CKZ (Critical Root Zone)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS, PERENNIALS, ORNAMENTAL GRASSES
- PROPOSED UNIT PAVERS
- PROPOSED BENCH (SEATING)
- PROPOSED P.C. CONCRETE SEGMENTAL PLANTER WALL





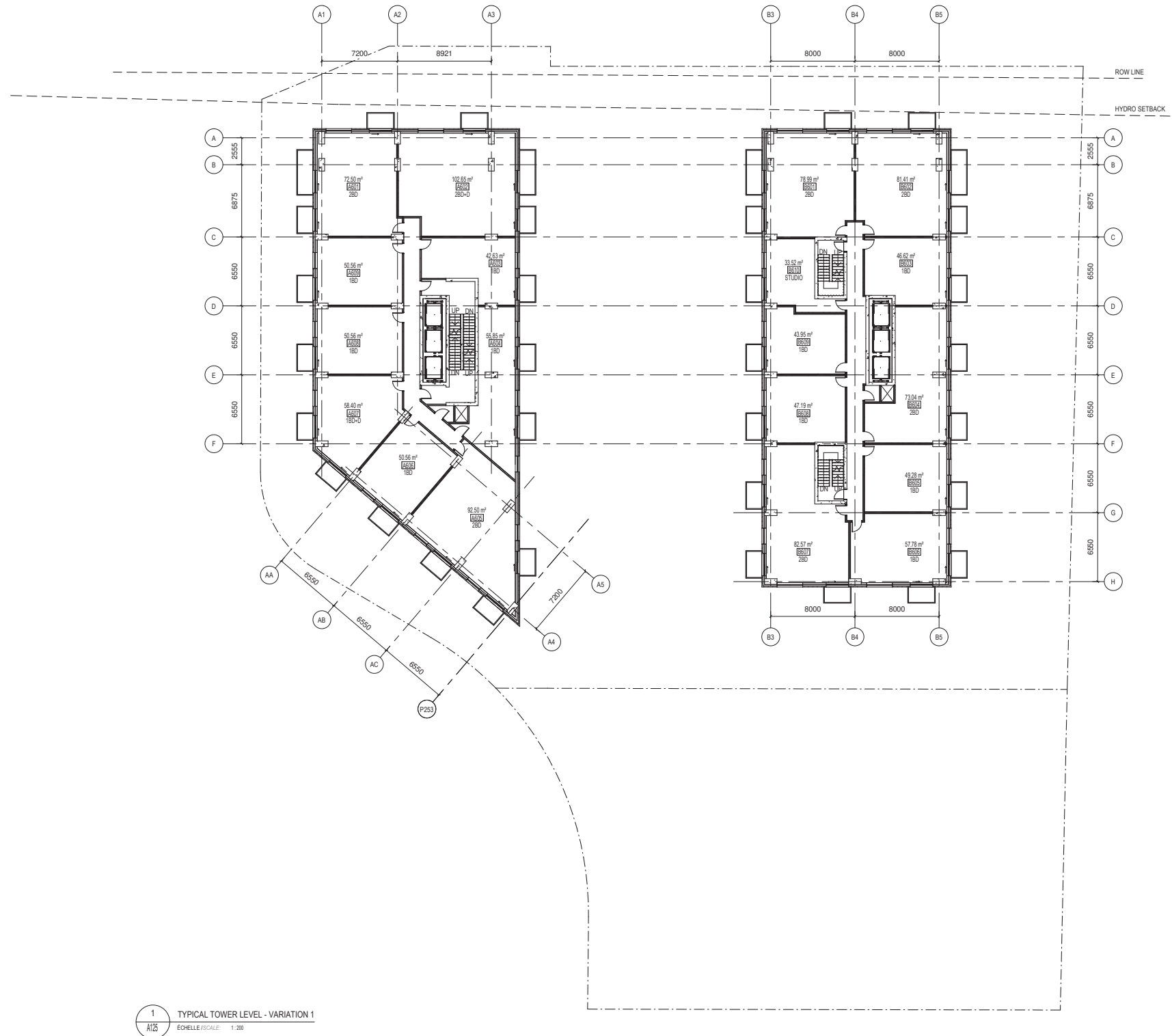


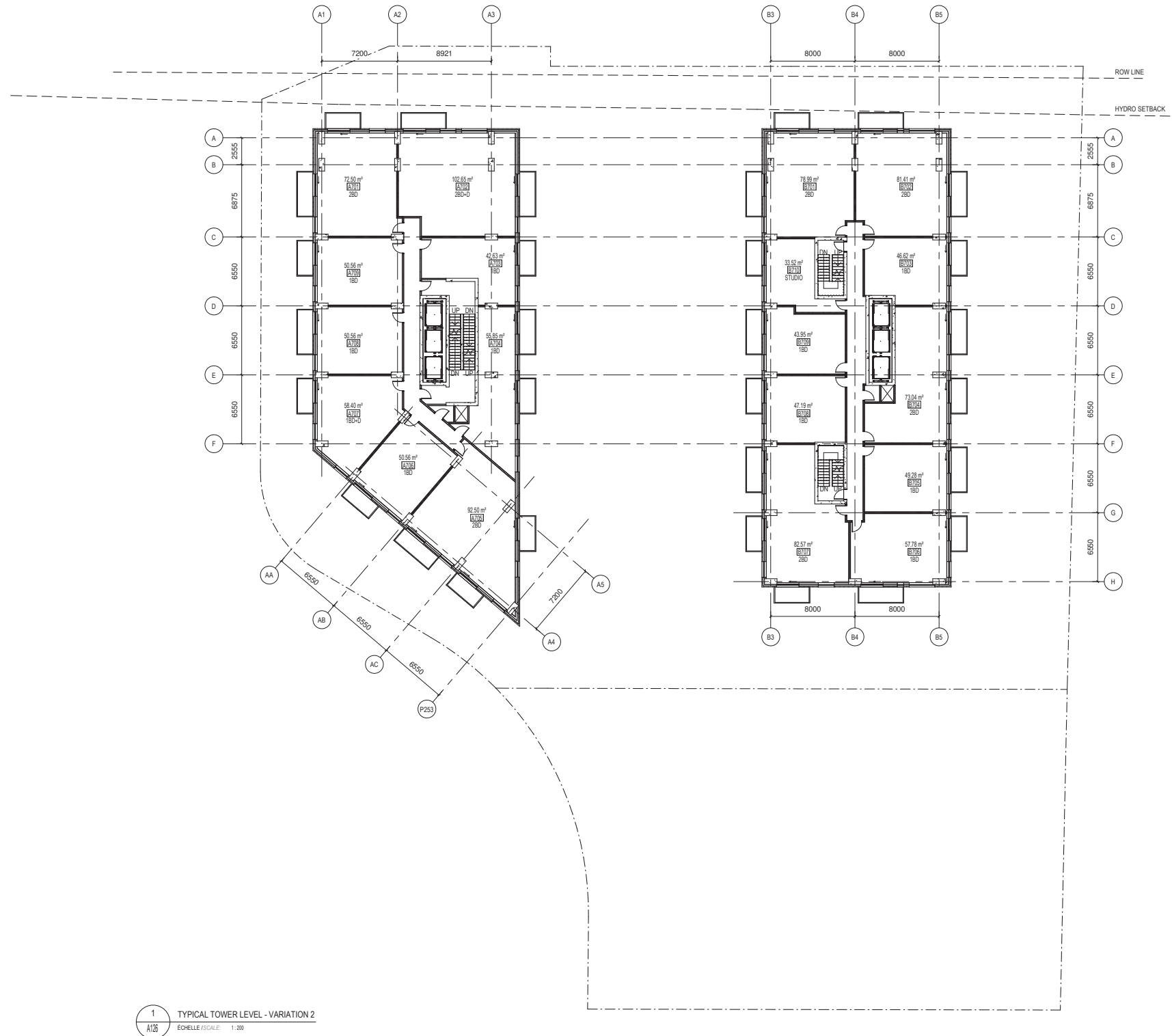
- Amenity
- Commercial



1 LEVEL 5 FLOOR PLAN
A1/24
ÉCHELLE / SCALE: 1:200



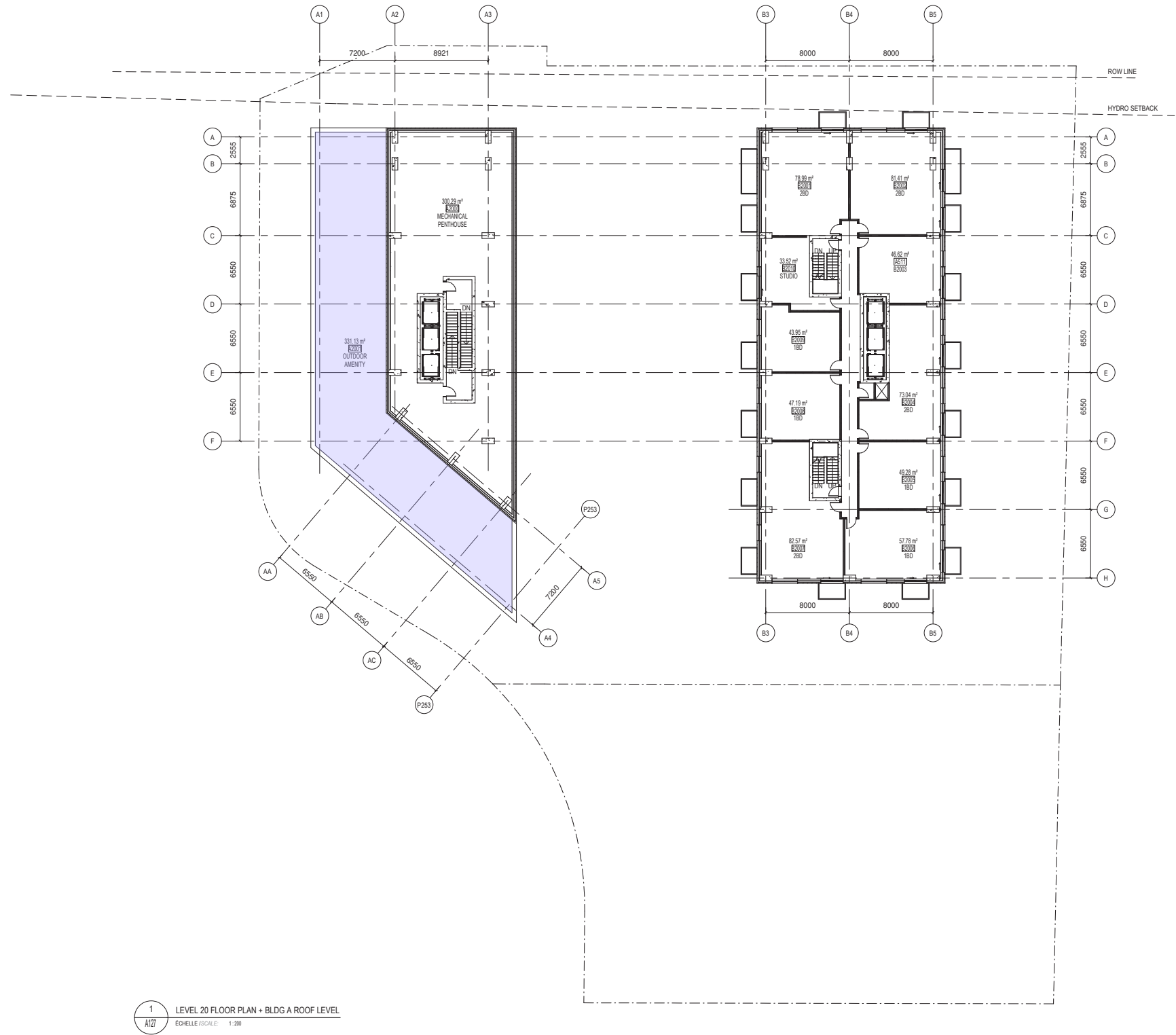




1
A125 TYPICAL TOWER LEVEL - VARIATION 2
ÉCHELLE (SCALE) 1:200

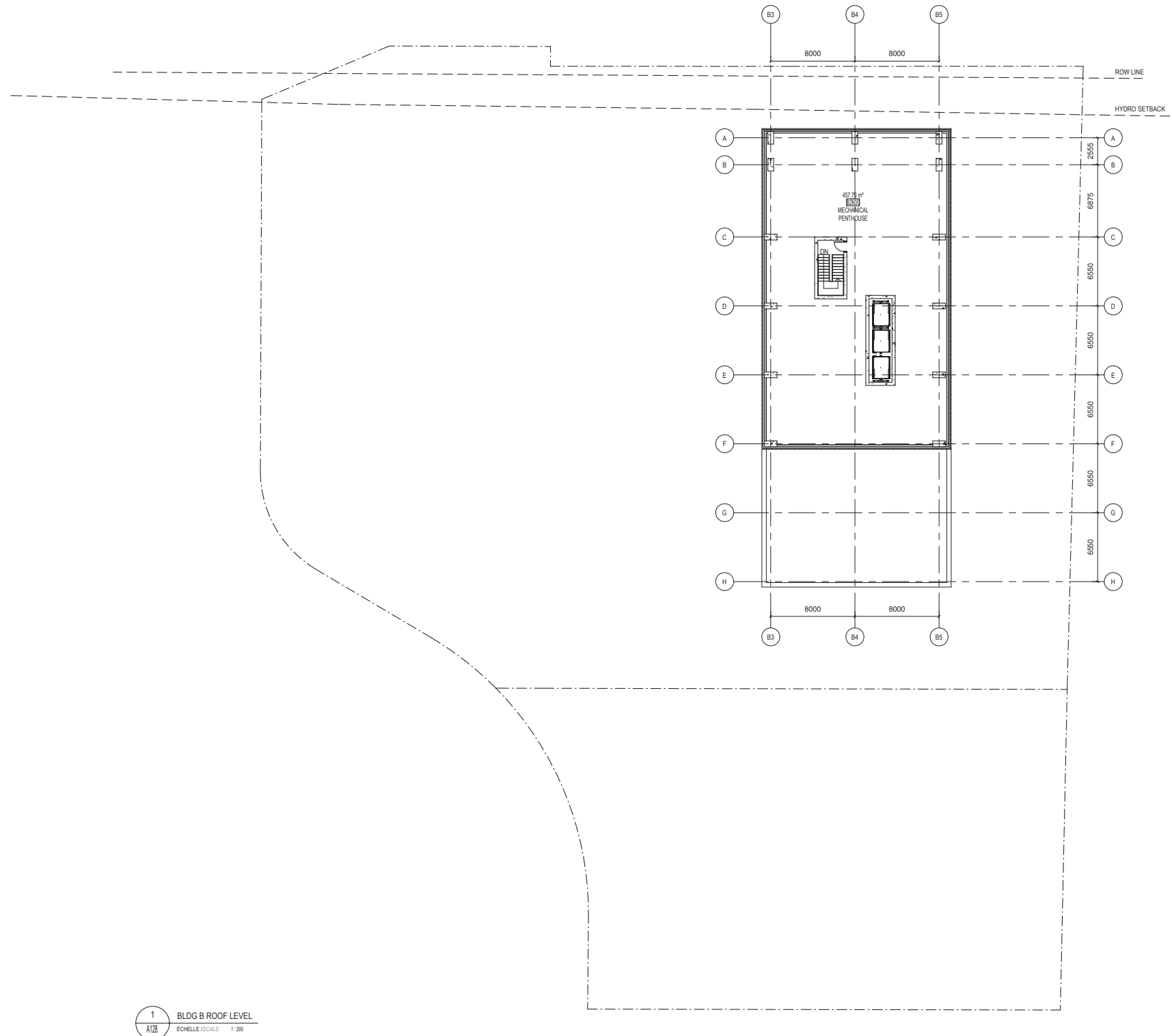


- Amenity
- Commercial



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



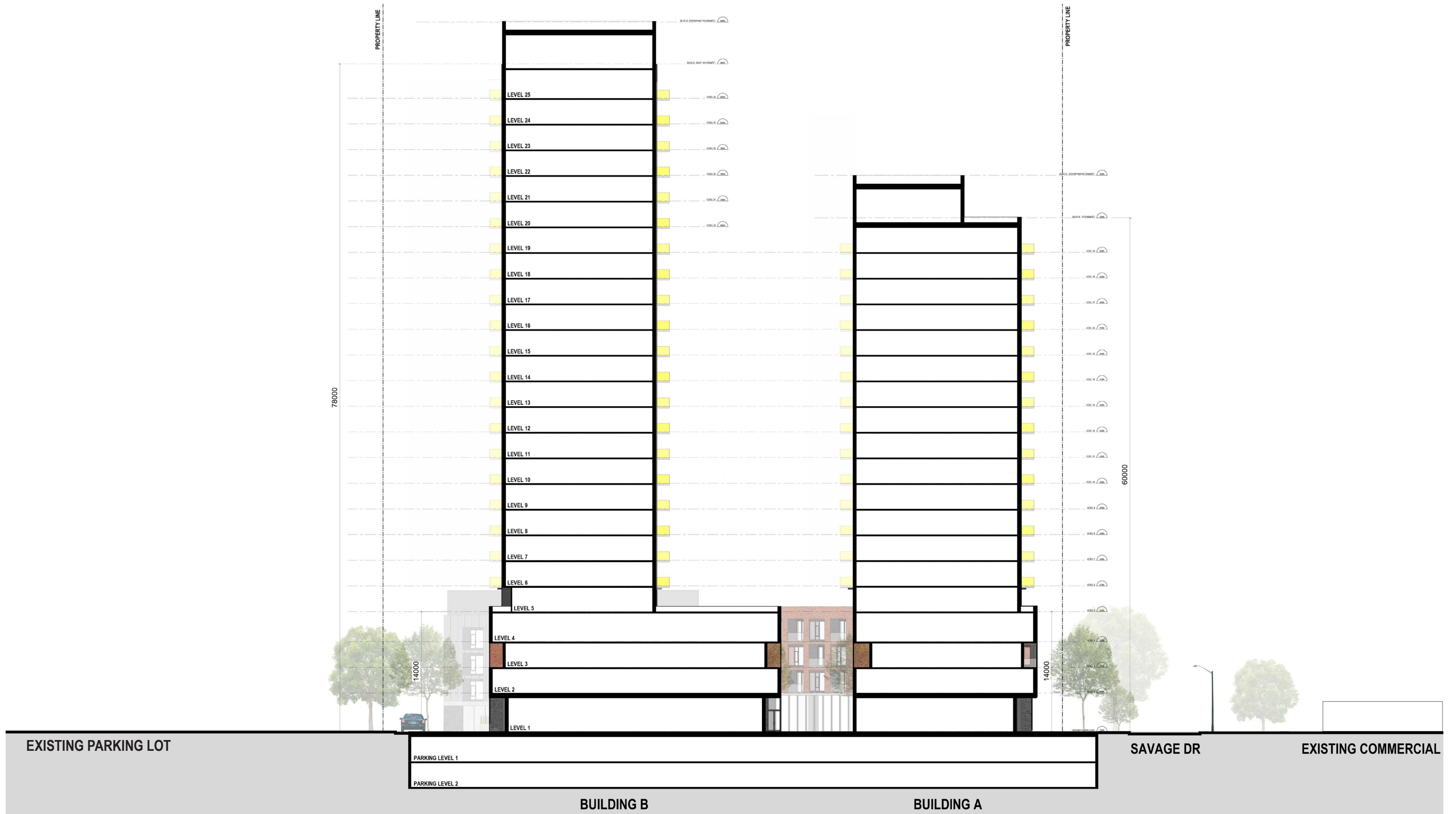


1 BLDG B ROOF LEVEL
A128 ÉCHELLE / SCALE 1:200

Bldg B Roof Level

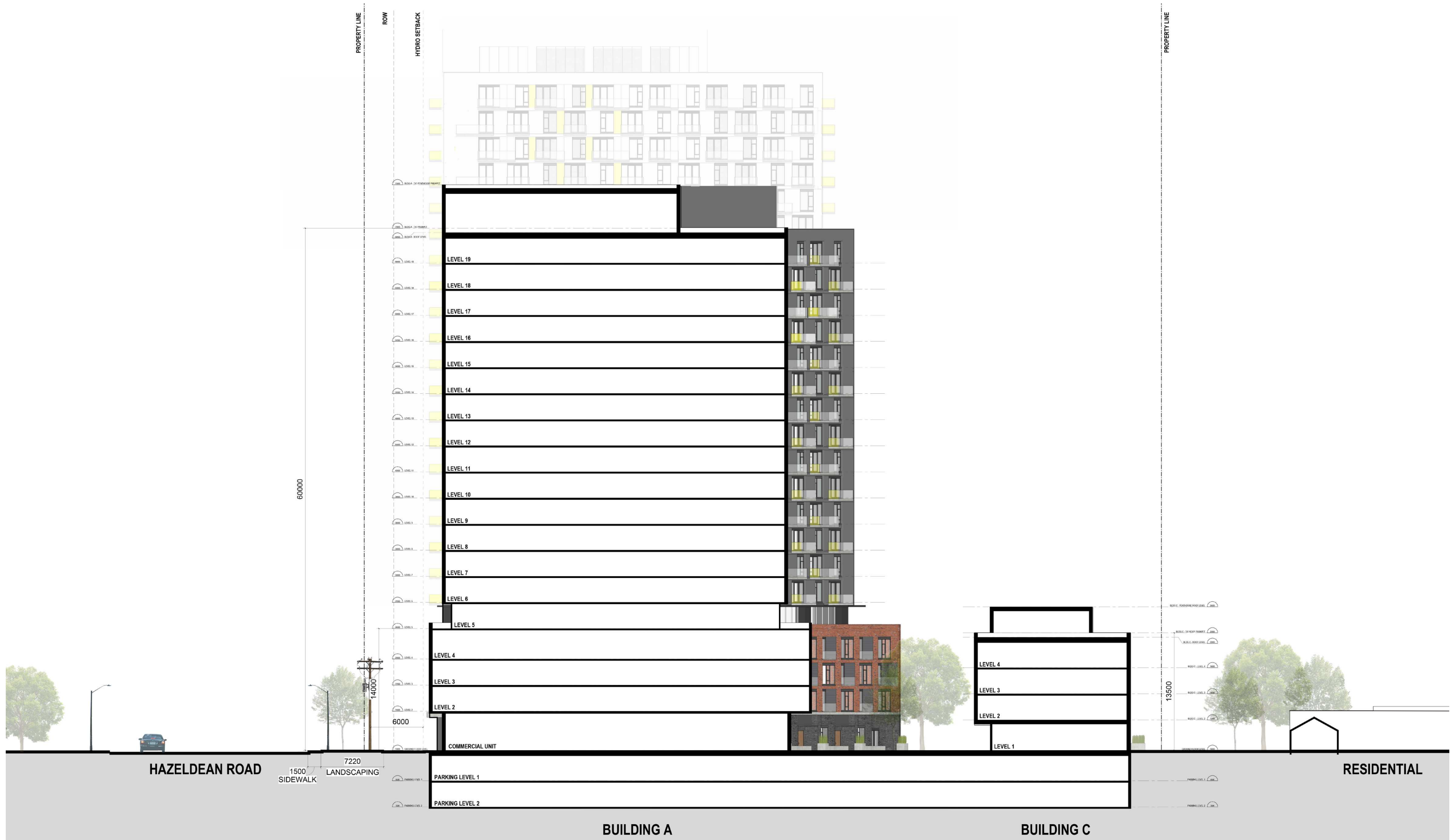
5872, 5880, 5884 Hazeldean Road &
7 Savage Drive Development
2428
November 2025





East-West Site Section

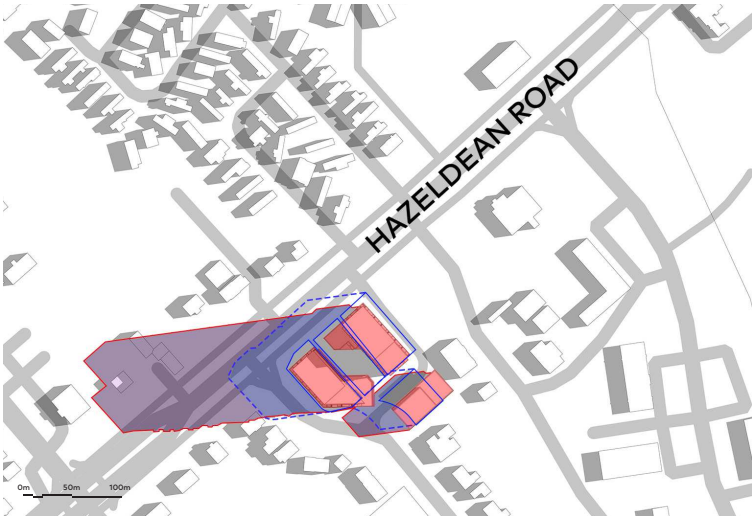
5872, 5880, 5884 Hazeldean Road &
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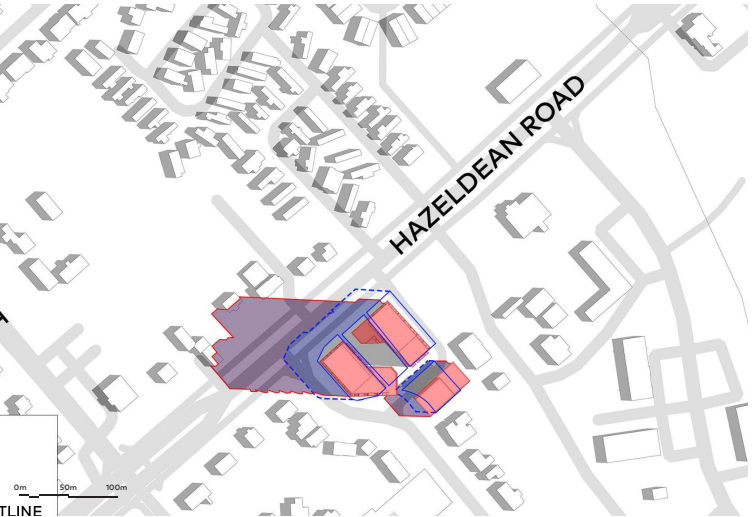
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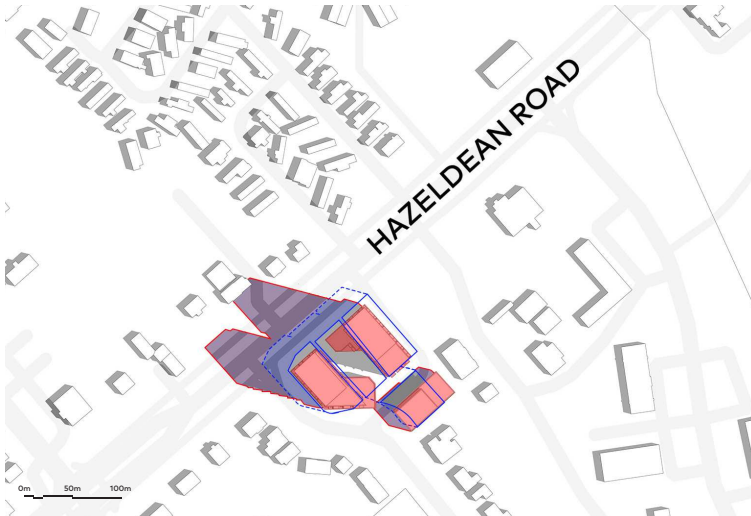
June 21, 8am



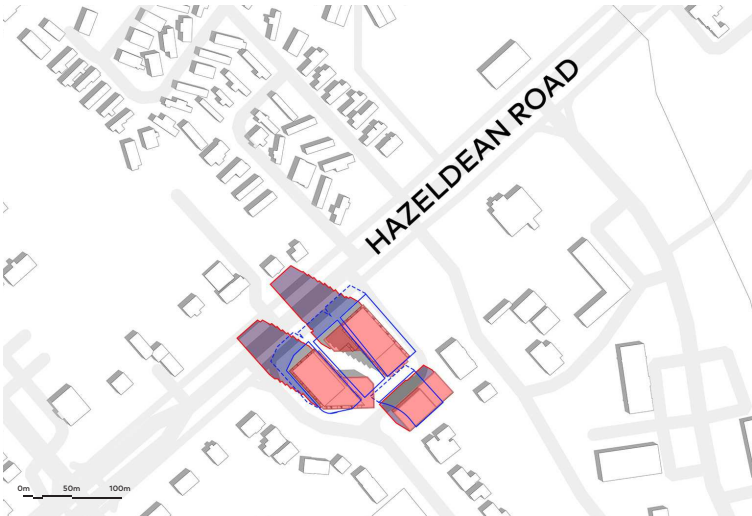
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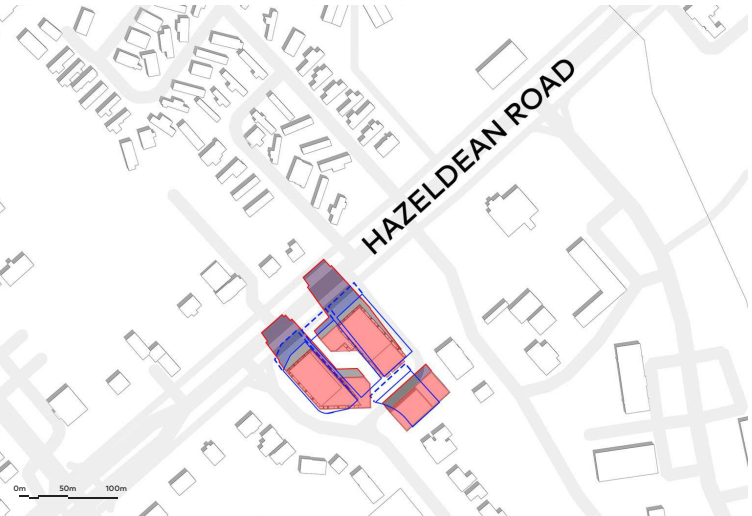
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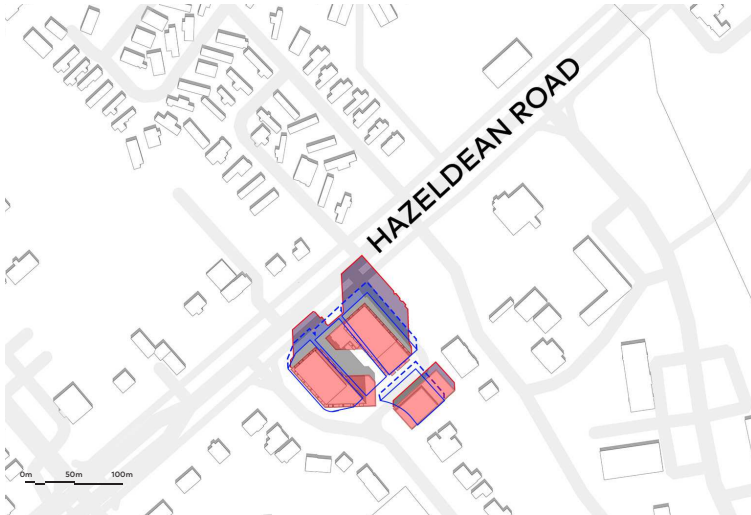
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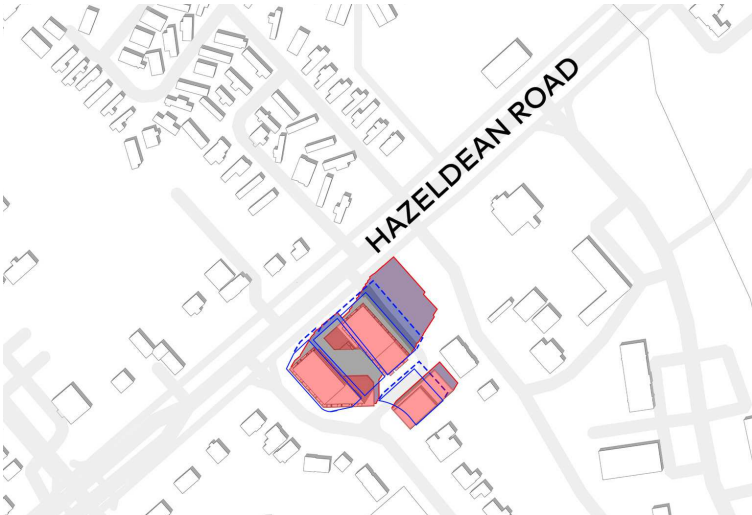
June 21, 12pm



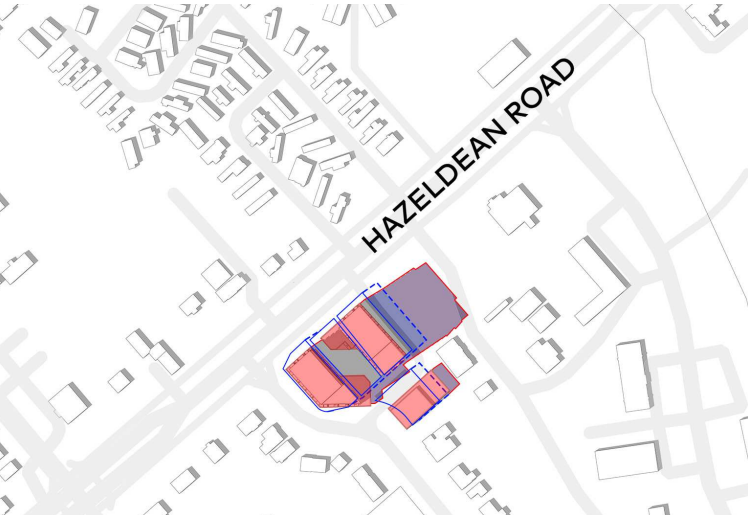
June 21, 1pm



June 21, 2pm



June 21, 3pm



LEGEND

PROPOSED DEVELOPMENT

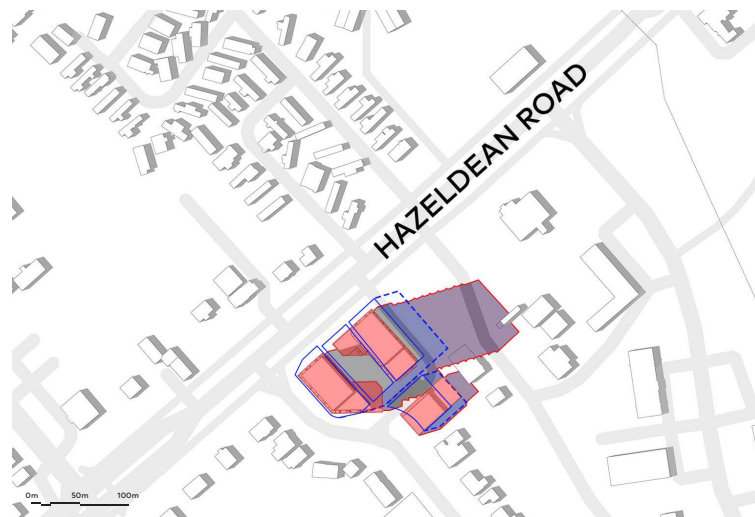
AS OF RIGHT OUTLINE

NEW NET SHADOW

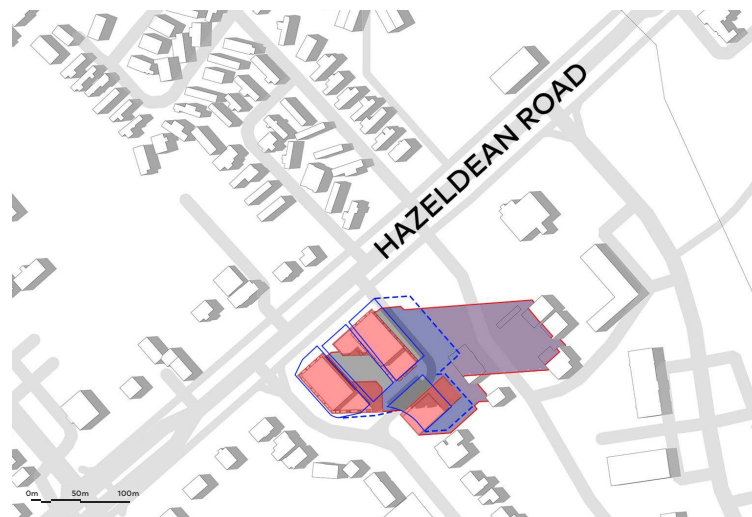
PROPOSED SHADOW OUTLINE

AS OF RIGHT SHADOW OUTLINE

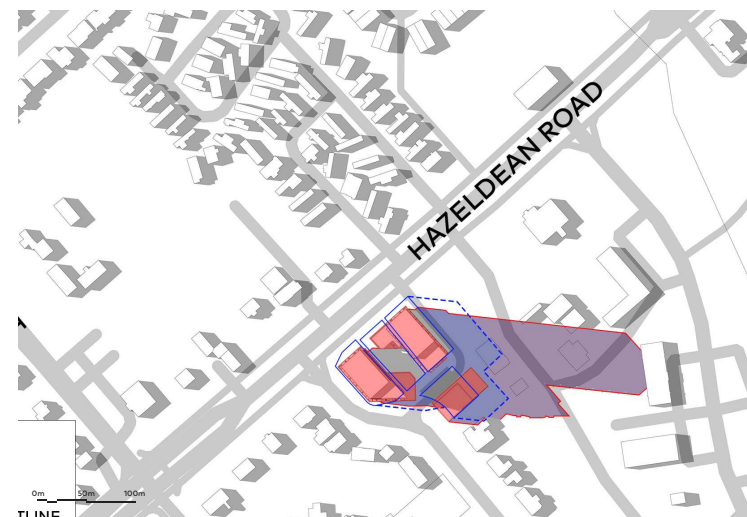
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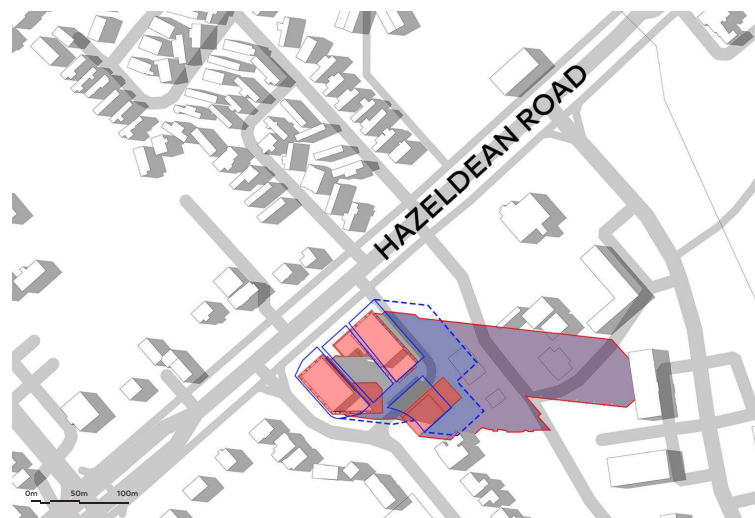
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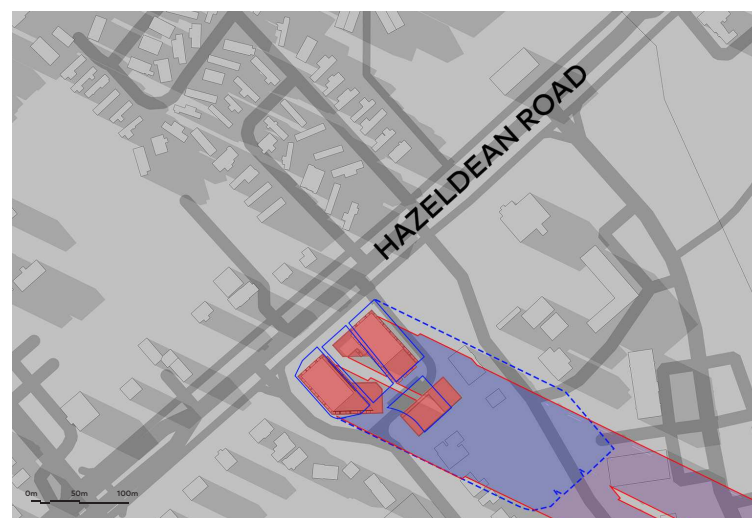
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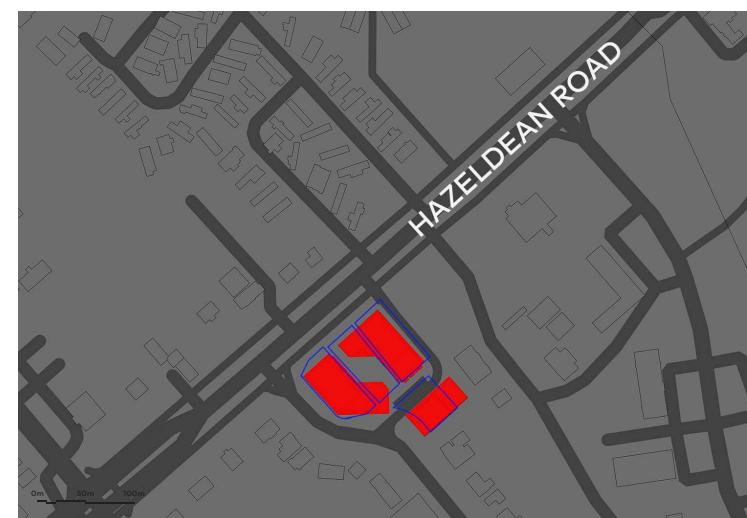
June 21, 7:01pm








June 21, 8pm

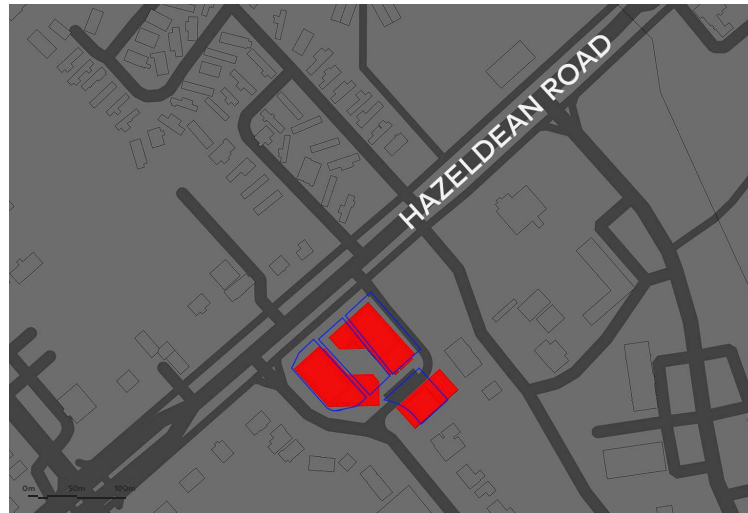


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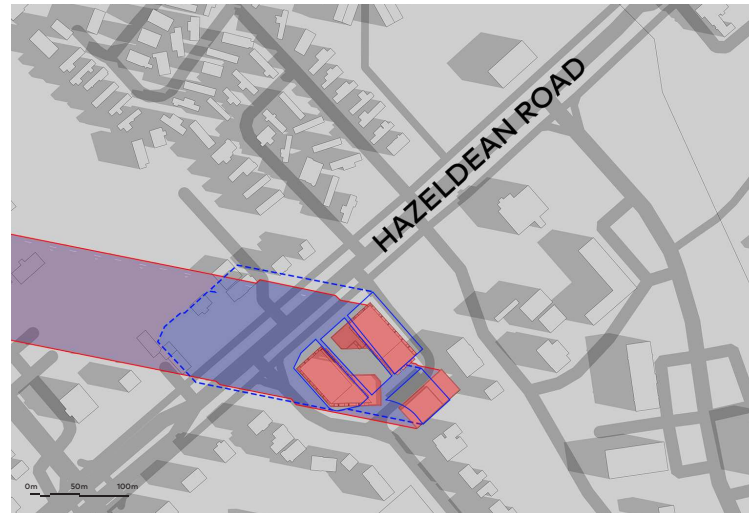


LEGEND	
	PROPOSED DEVELOPMENT
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	NEW NET SHADOW
	PROPOSED SHADOW OUTLINE
	AS OF RIGHT SHADOW OUTLINE

September 21, 6:49am



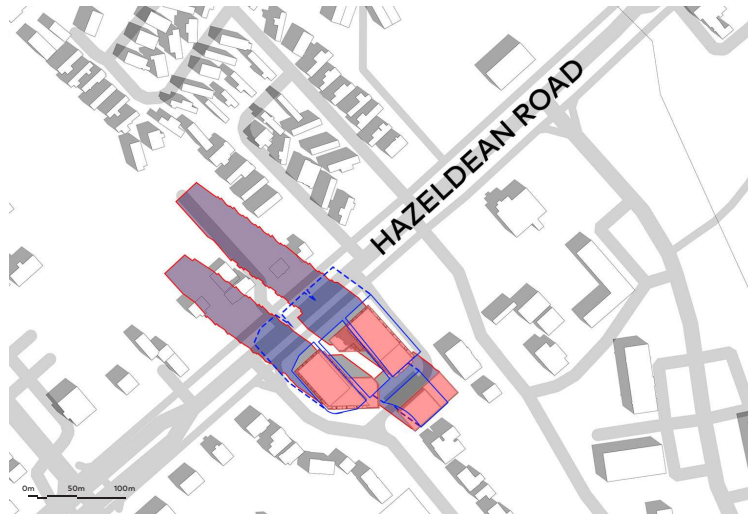
September 21, 8am



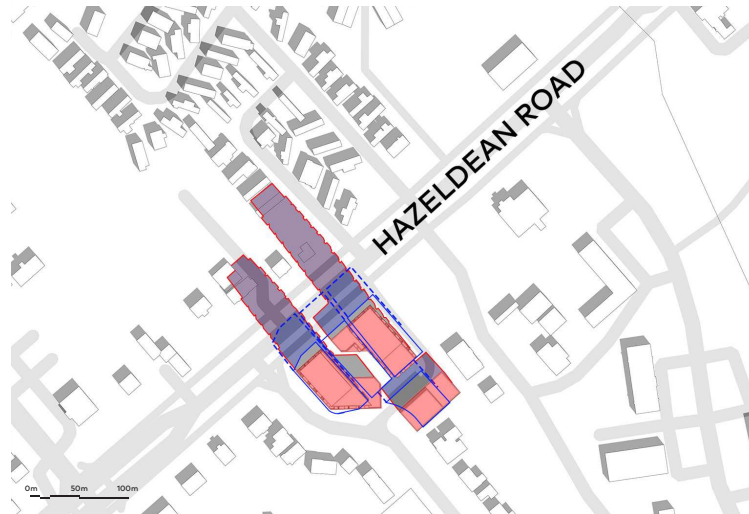
September 21, 9am



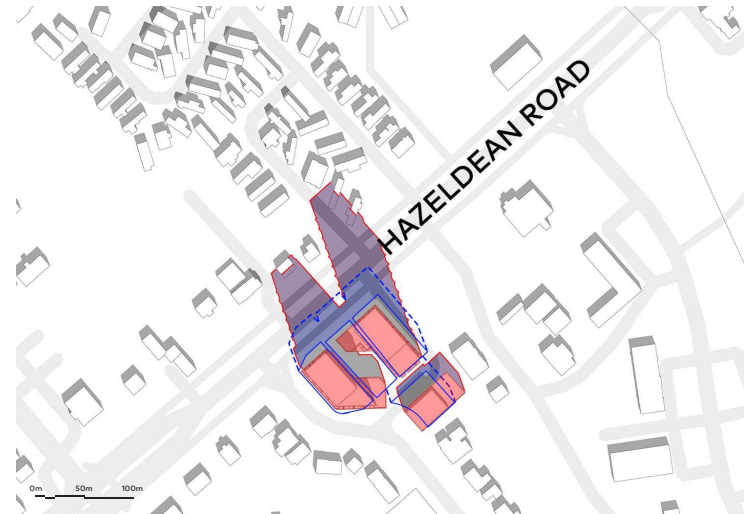
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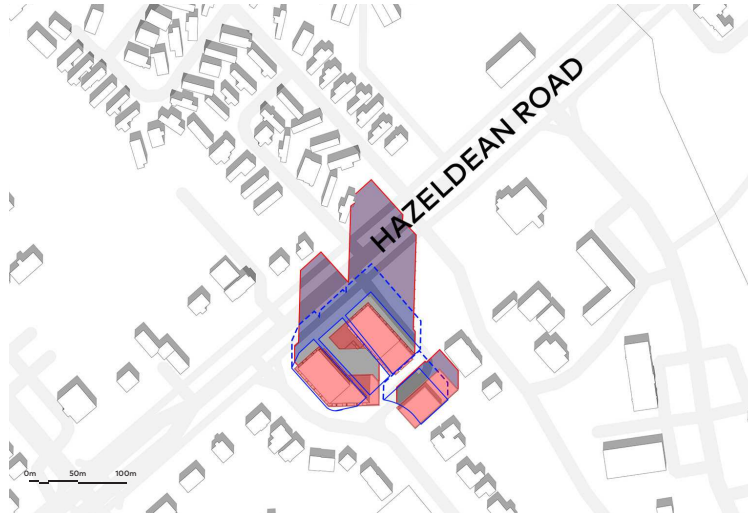
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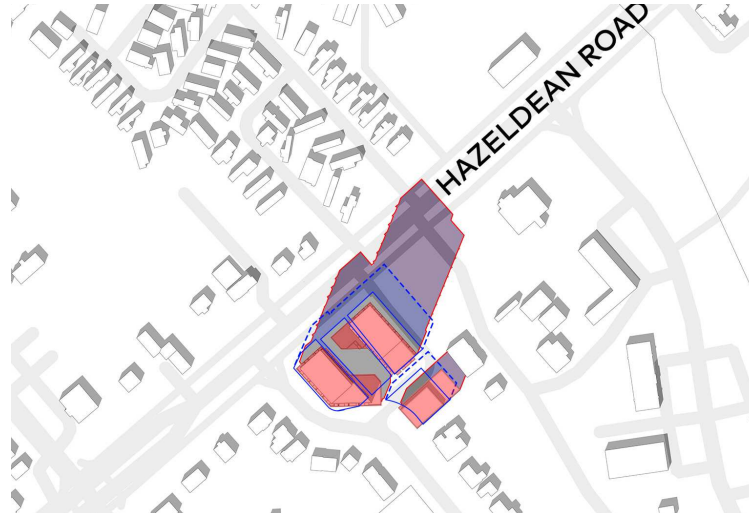
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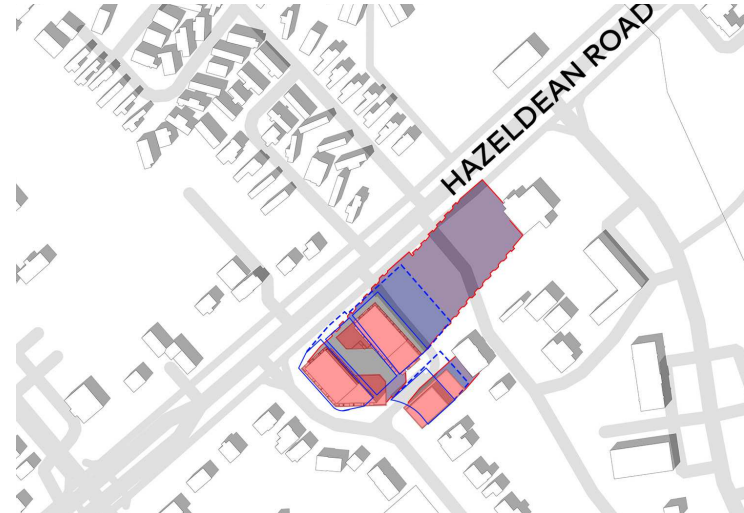
September 21, 1pm



September 21, 2pm



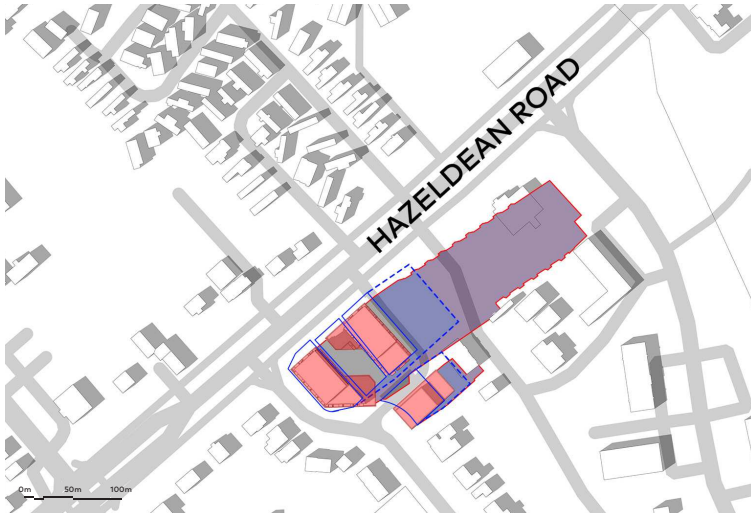
September 21, 3pm



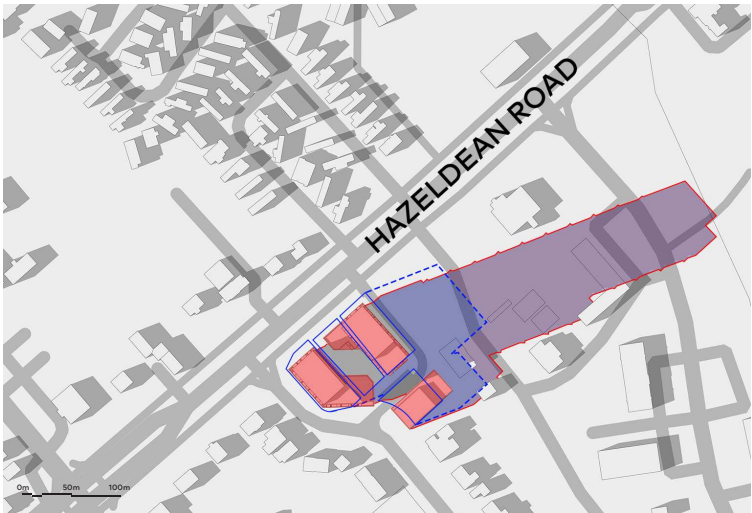
LEGEND

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

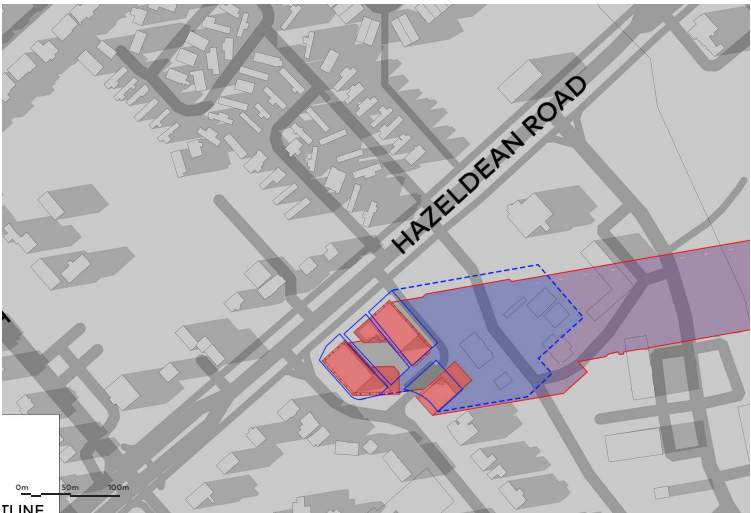
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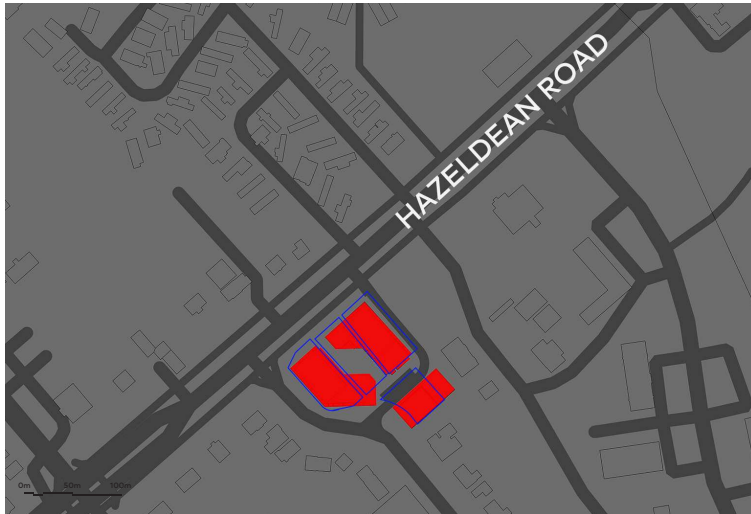
September 21, 5pm



September 21, 6pm



September 21, 7:01pm



LEGEND

■

 PROPOSED DEVELOPMENT

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 AS OF RIGHT OUTLINE

■

 NEW NET SHADOW

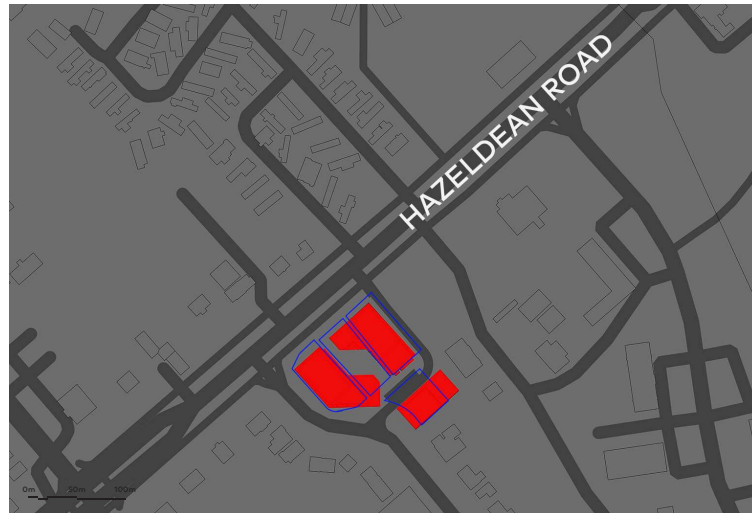
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 PROPOSED SHADOW OUTLINE

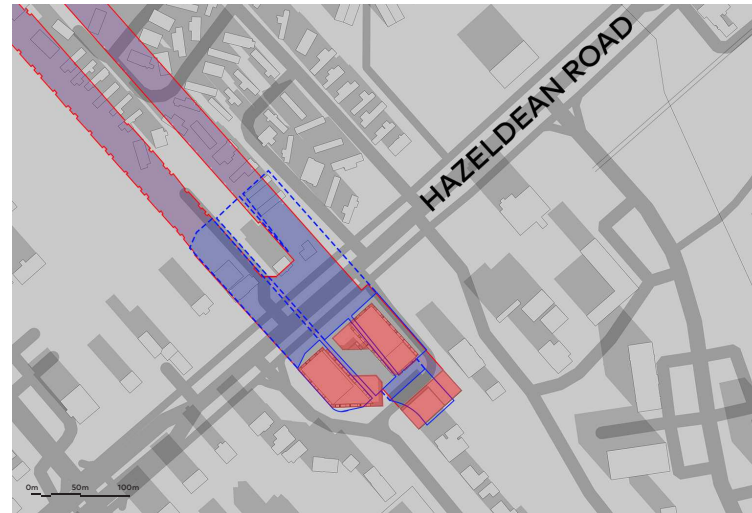
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 AS OF RIGHT SHADOW OUTLINE

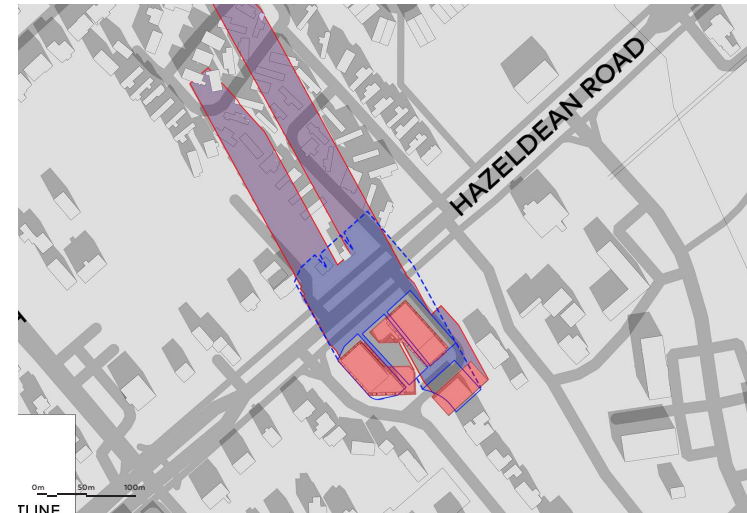
December 21, 8am



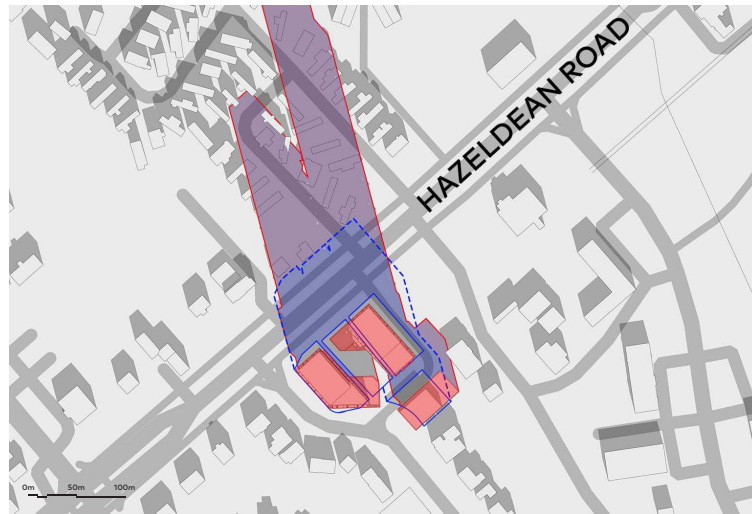
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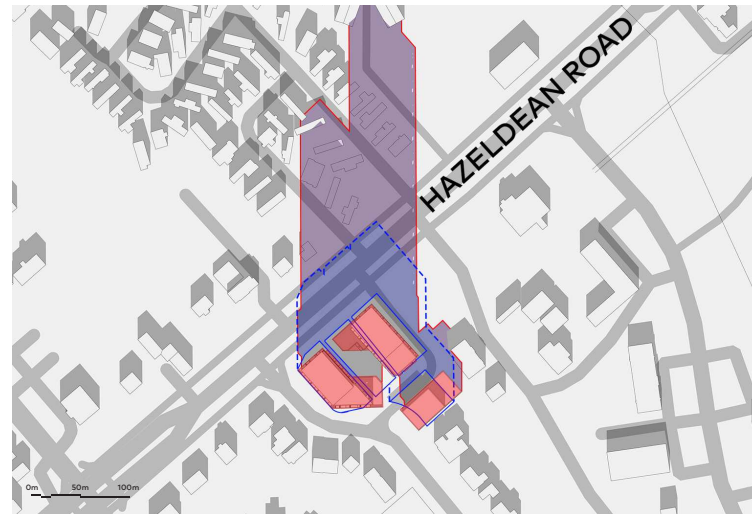
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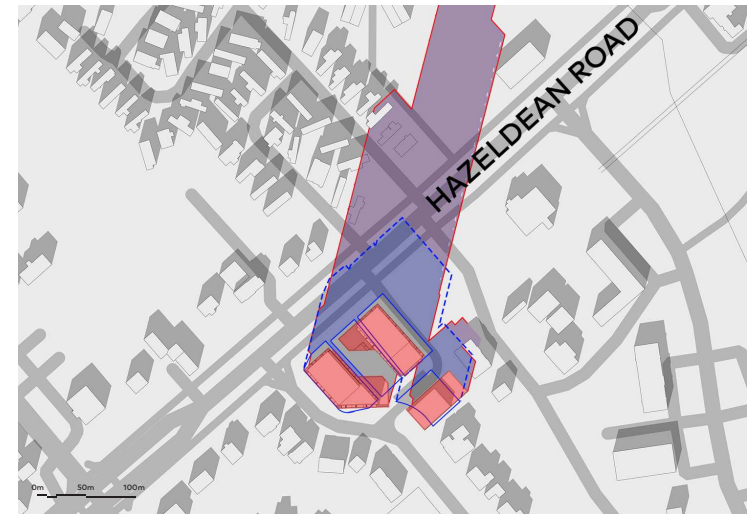
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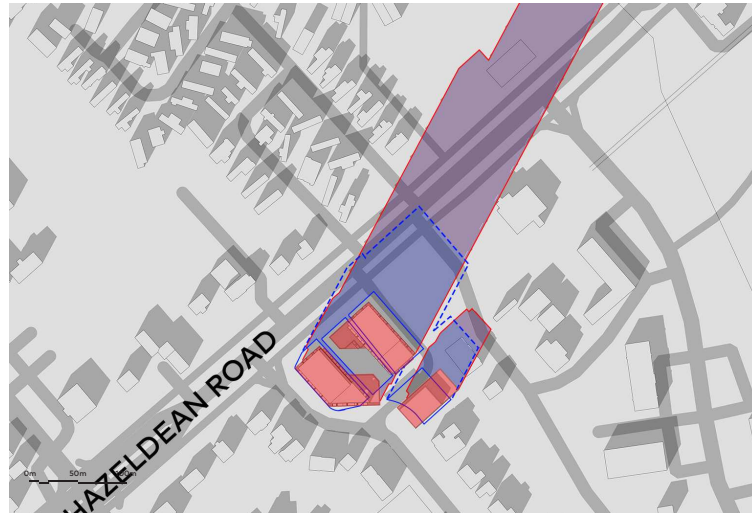
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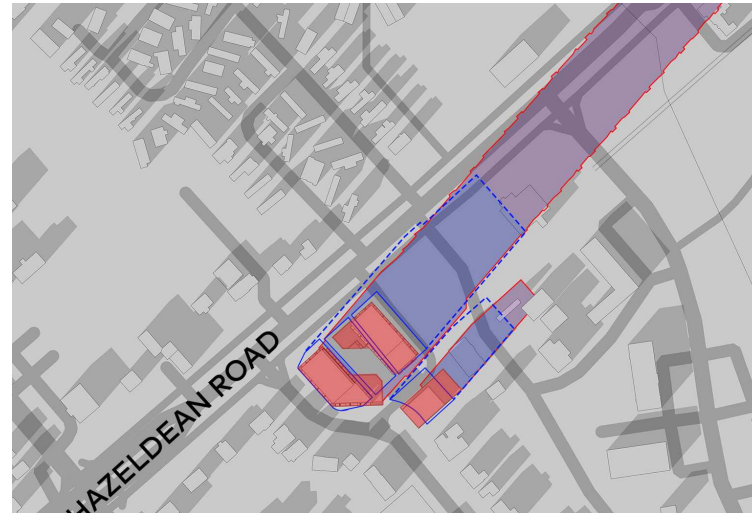
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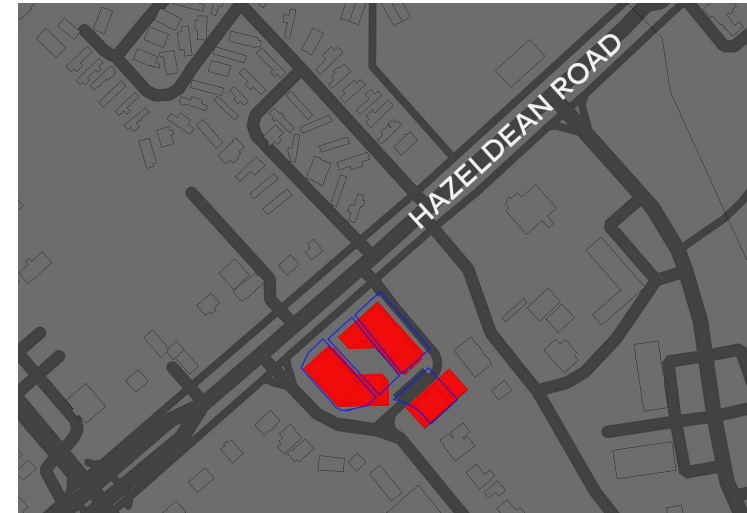
December 21, 2pm



December 21, 3pm



December 21, 4:22pm



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