

**figurr**

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Planning + Design

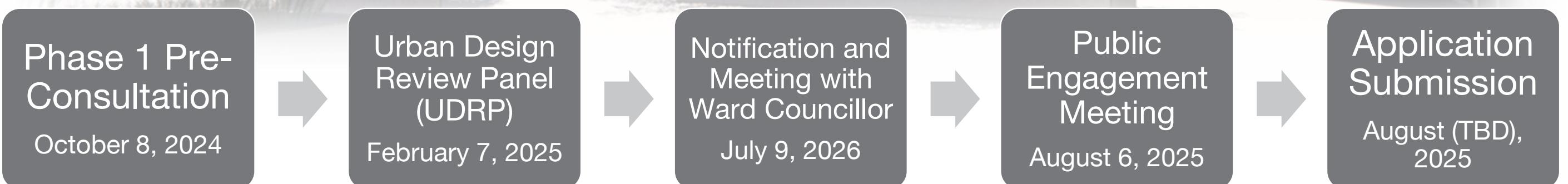


Submission 2

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

November, 2025

# Project Timeline



# Site Context



# Official Plan - Transit Network

## Transit Network

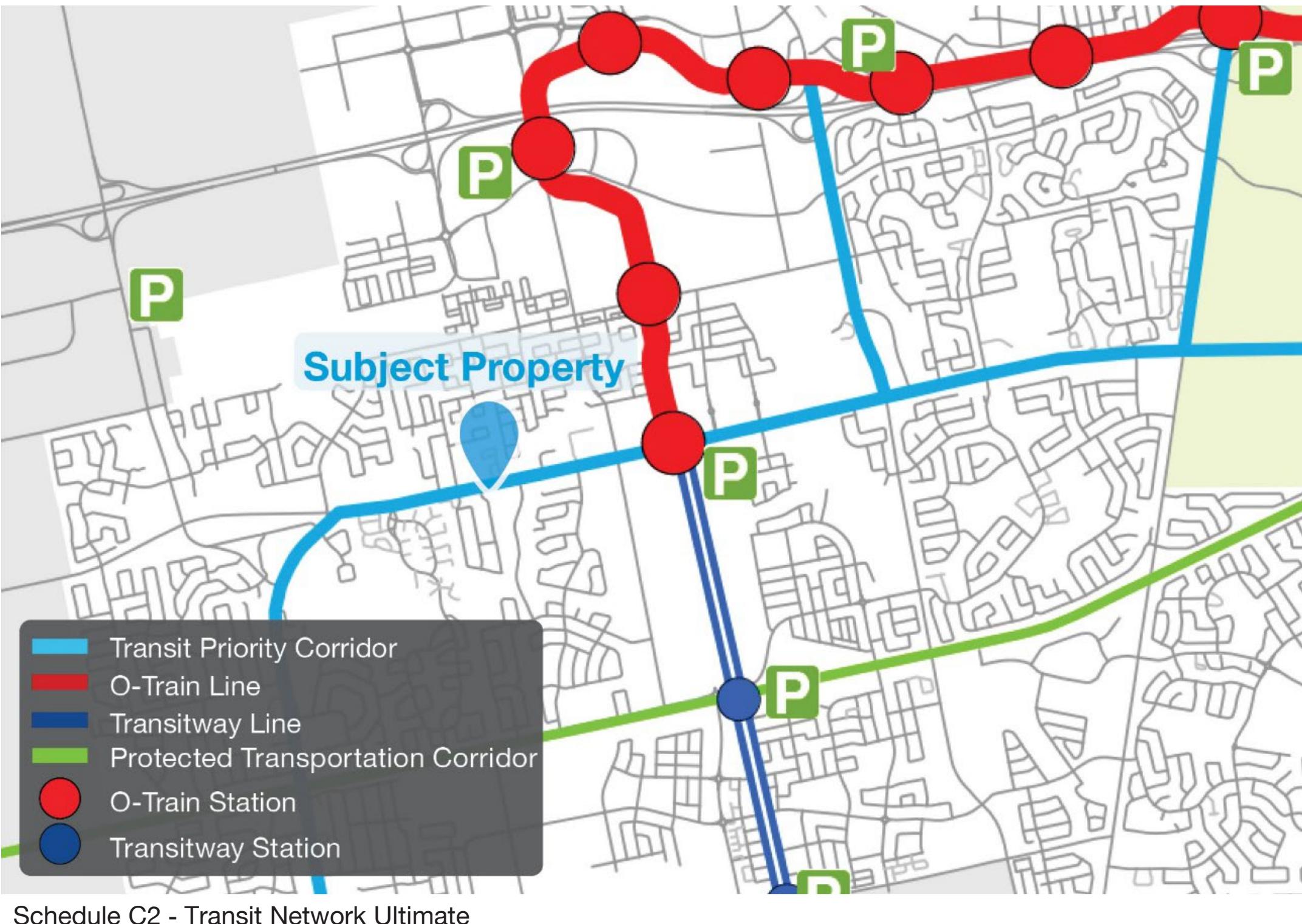
The subject site is well connected to the exiting transportation network.

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

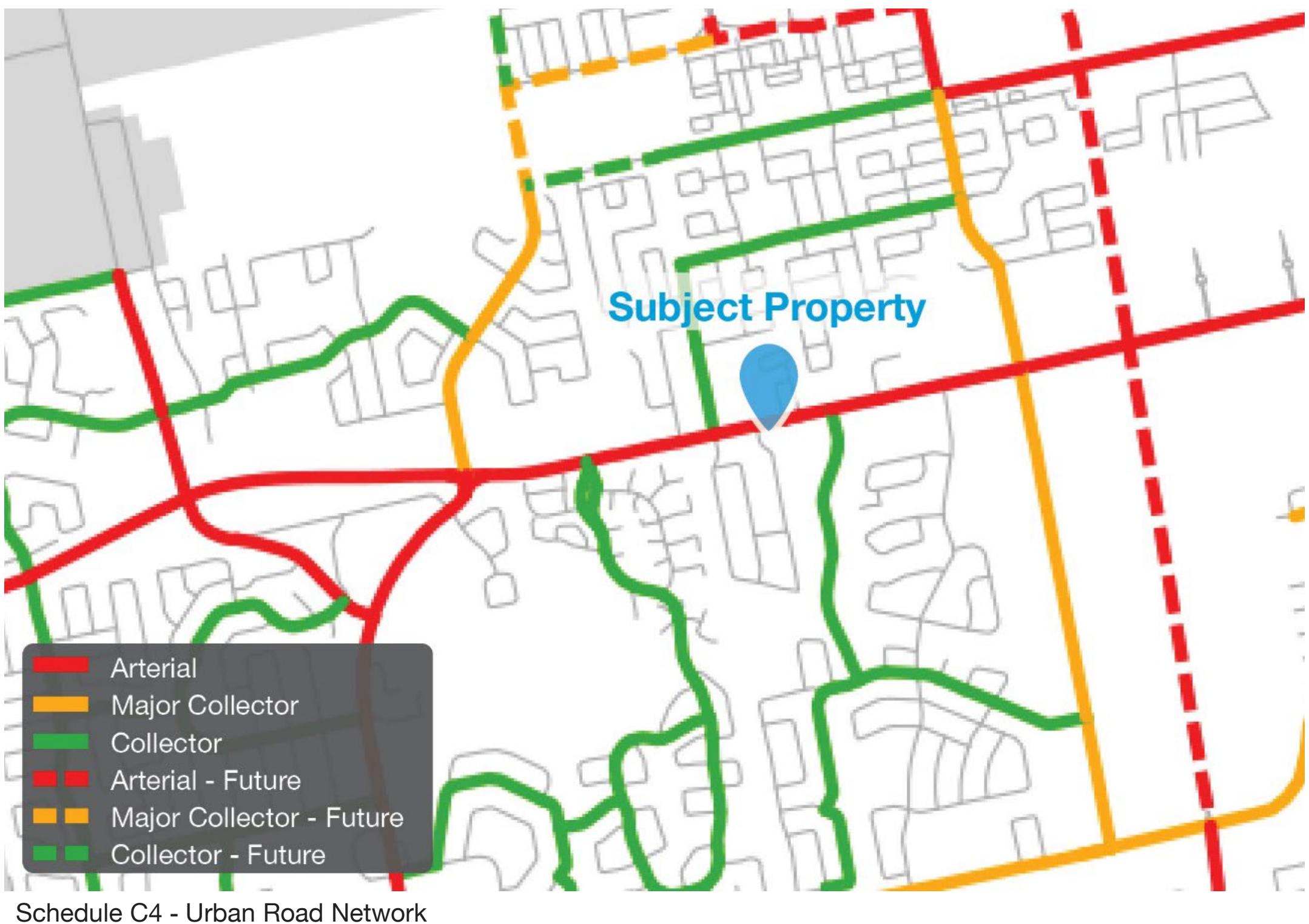
The future Hazeldean LRT station is approximately 1.2km east.



# Official Plan - Road Network

## Road Network

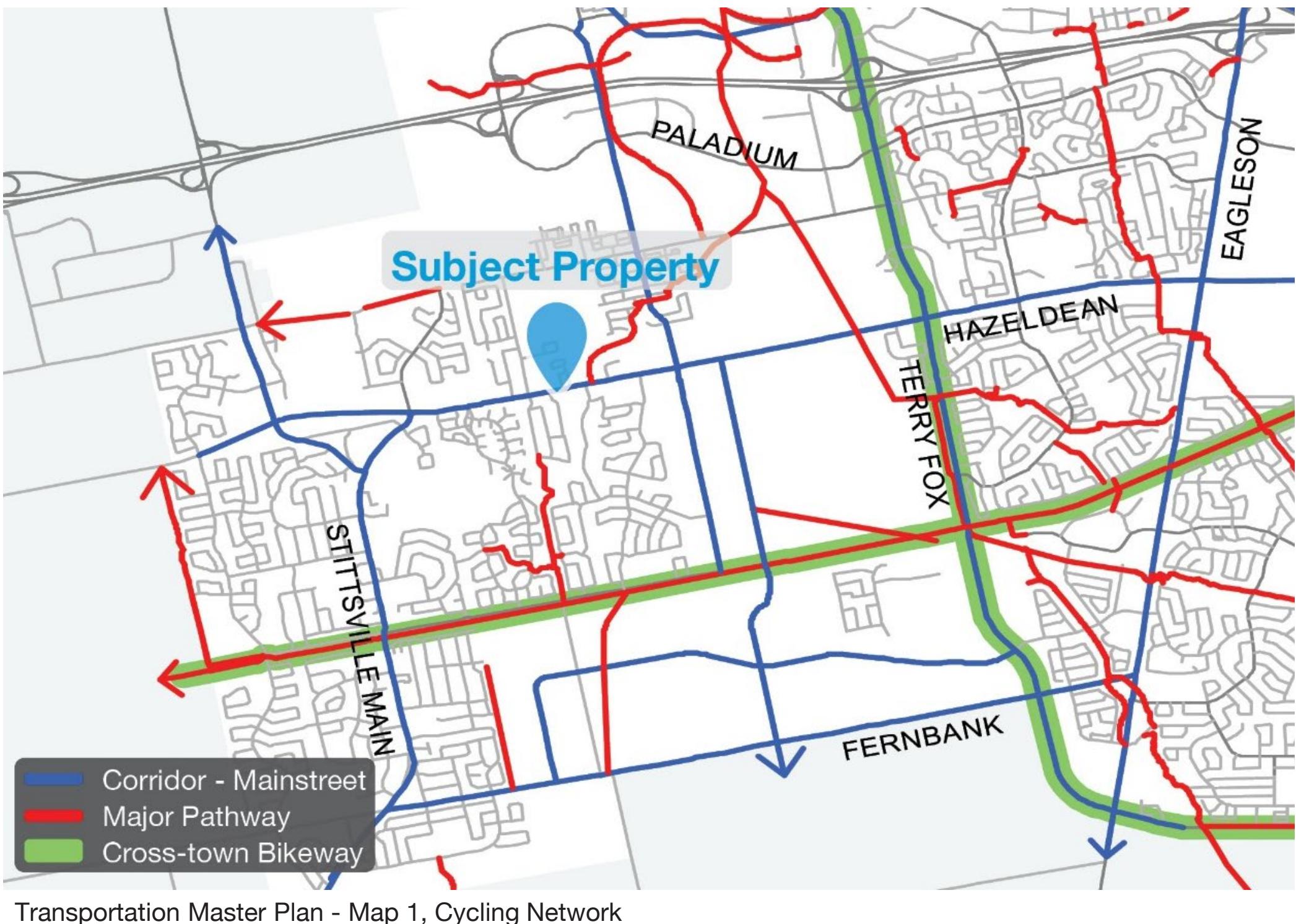
The subject site benefits from its location at the corner of Savage Drive, a Local Road, and Hazeldean Road, an Arterial Road. Approximately 2.5 kilometres to the east, Terry Fox Drive runs north-south and connects to Highway 417 via both eastbound and westbound ramps.



# 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.

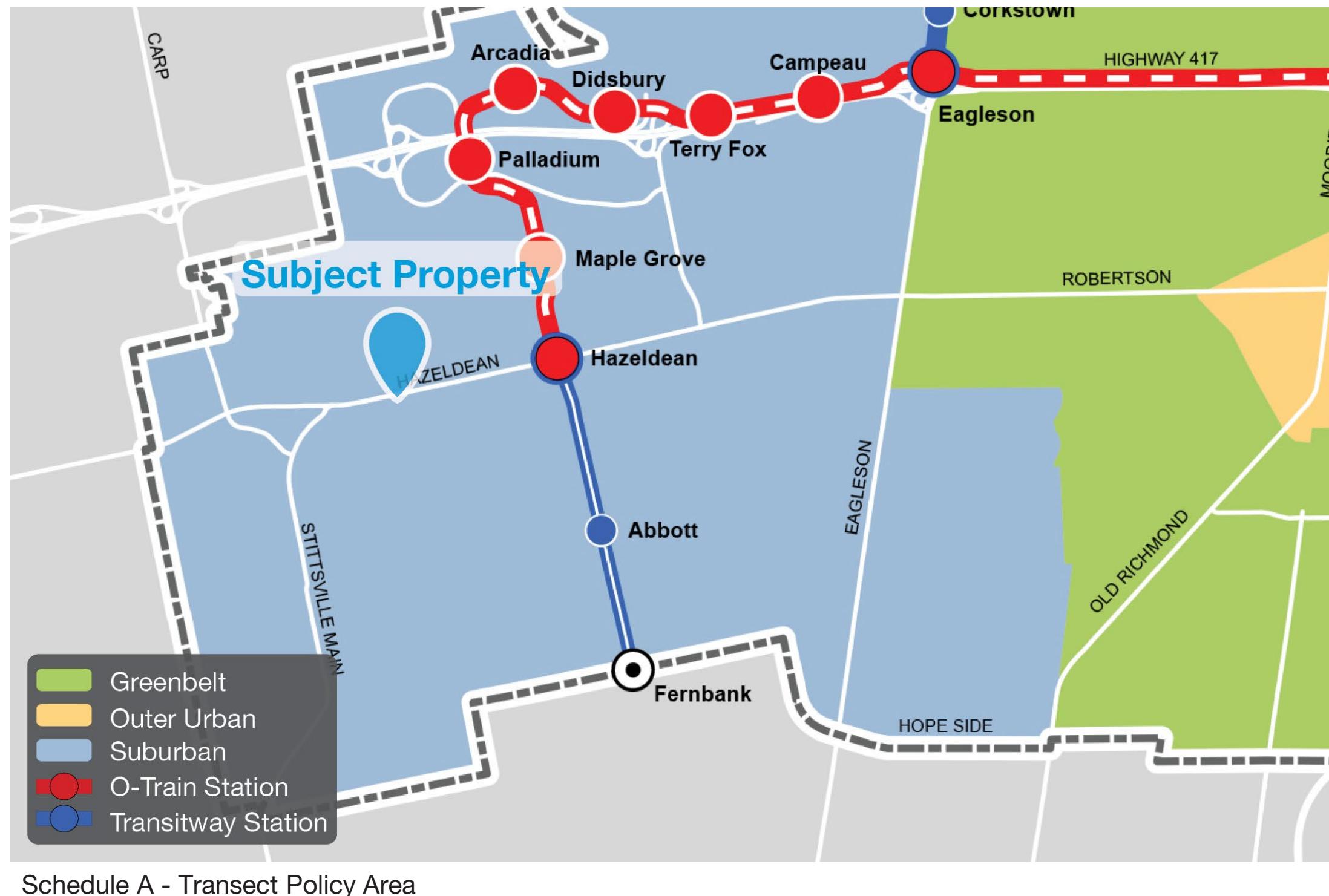


# City of Ottawa Official Plan - Suburban Transect

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.



# 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.

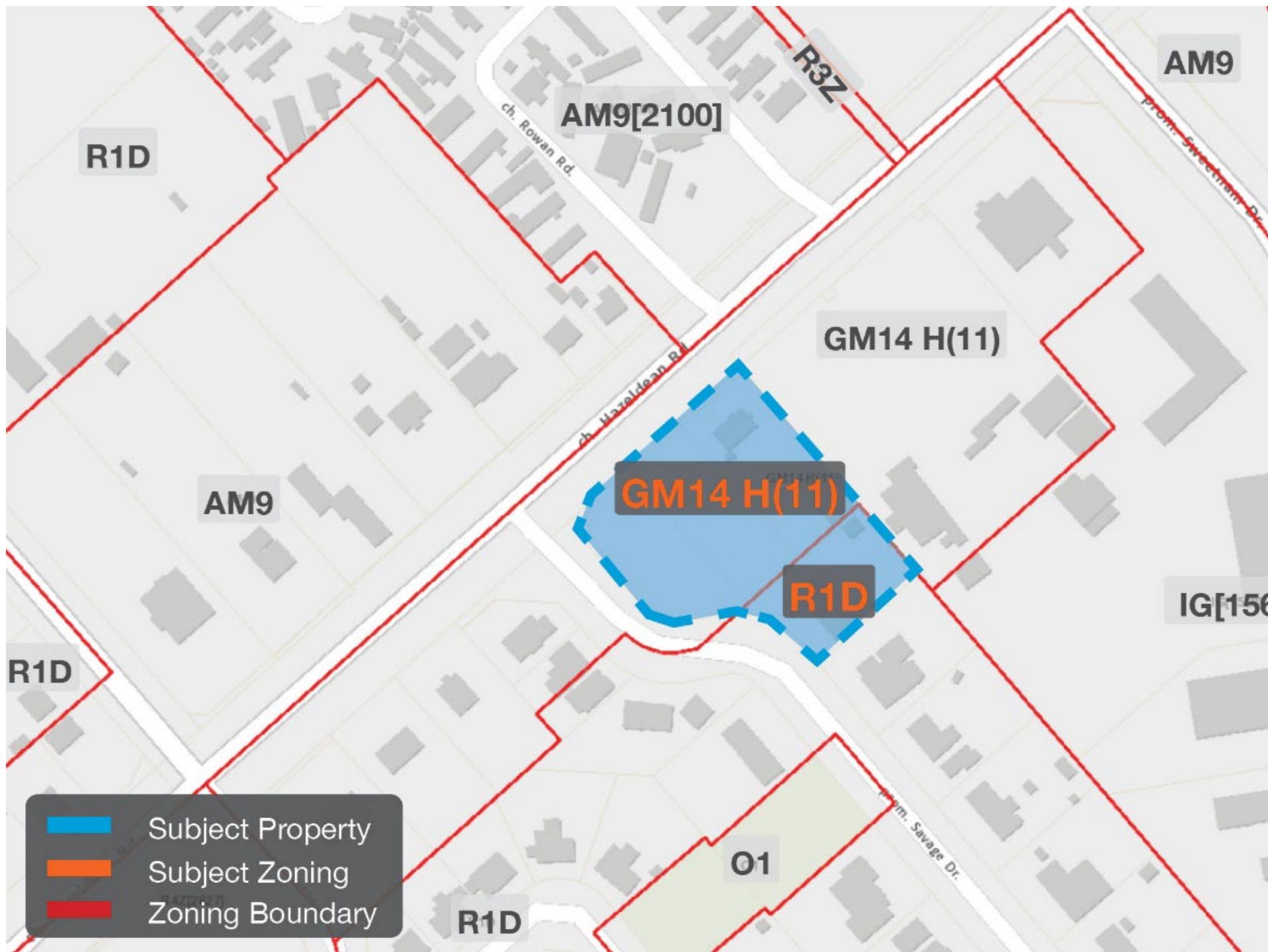
Building heights **up to 40 storeys** are permitted along Mainstreet Corridors whose right-of-way is 30 metres or greater. This segment of Hazeldean Road has a 30m+ ROW.



# 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



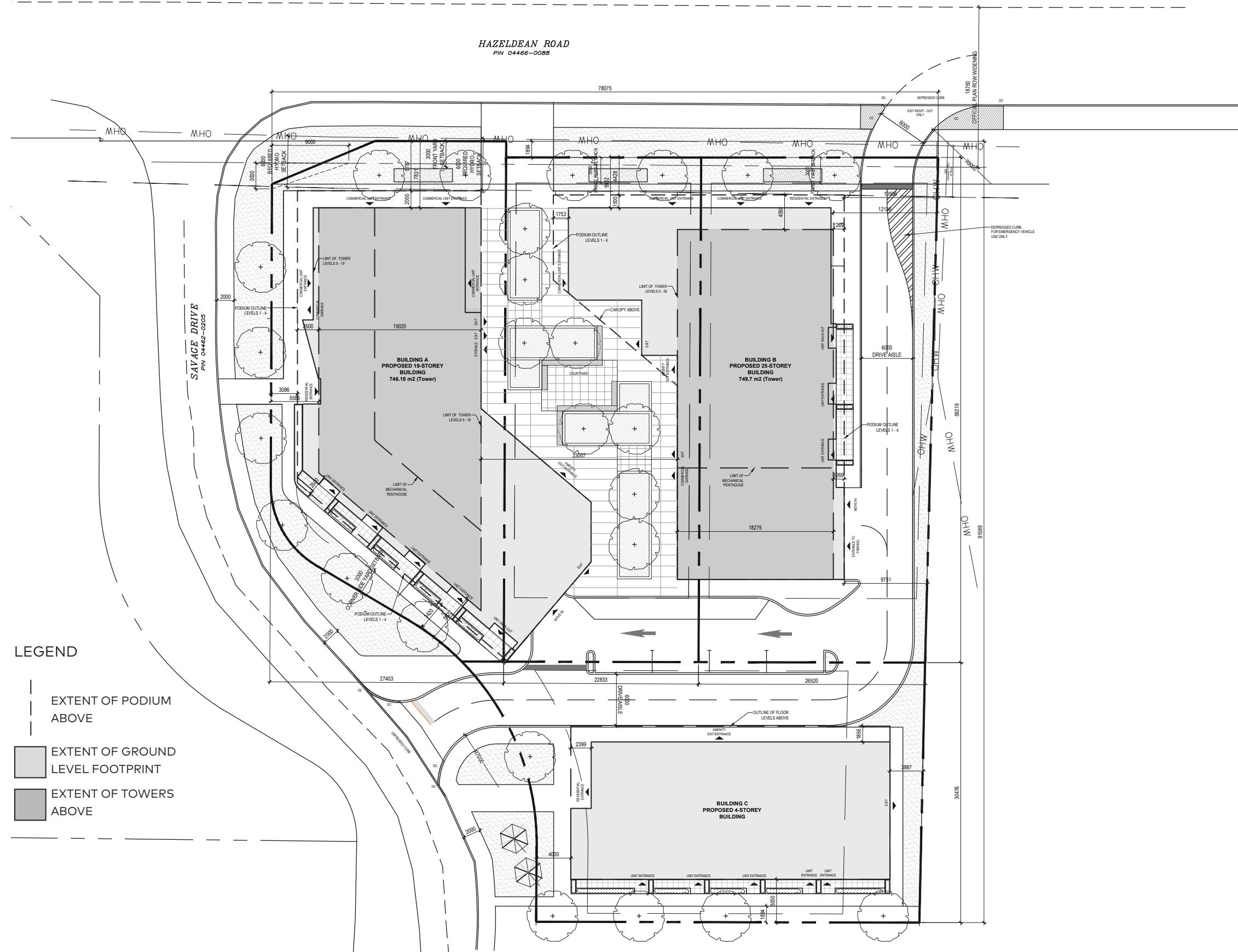


5872, 5880, 5884 Hazeldean Road & 7 Savage Drive

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 m <sup>2</sup>											
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	600m <sup>2</sup>	5857 m <sup>2</sup>							
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		6m <sup>2</sup> per unit (50% min. must be communal) TOWERS (BLDG A + B): 421 units x 6m <sup>2</sup> = 2736m <sup>2</sup> Min. 1263m <sup>2</sup> Communal	-	COMMUNAL: 1497m <sup>2</sup> BALCONIES: 2918m <sup>2</sup> TOTAL = 4415m <sup>2</sup>							
BICYCLE PARKING SPACES		0.5 PER UNIT = 228 SPACES	-	319 SPACES							
BUILDING INFORMATION											
BUILDING AREA: BLDG A: 1183m <sup>2</sup> BLDG B: 1116m <sup>2</sup> BLDG C: 672m <sup>2</sup>											
GROSS AREA (ABOVE GRADE): BLDG A: 15,692.7m <sup>2</sup> BLDG B: 20,015.5m <sup>2</sup> BLDG C: 2597.2m <sup>2</sup> TOTAL: 38,305.4m <sup>2</sup>											
PROPOSED USE: APARTMENT DWELLING, LOW-RISE AND TWO HIGH-RISE											
TOWER FLOOR PLATES: BLDG A: 746.18m <sup>2</sup> BLDG B: 749.73m <sup>2</sup>											
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					
TOTAL: 456 UNITS											
TYPE # RATIO											
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				



## Surrounding Context



## Figurr - Proposed Concept Site Plan

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









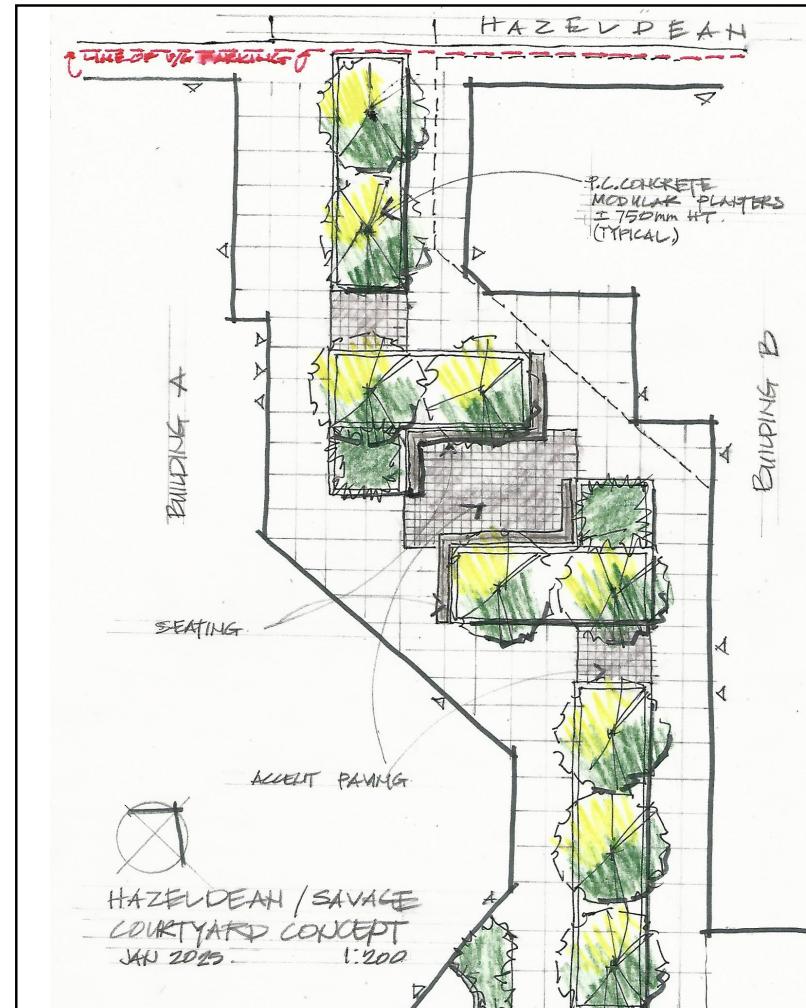
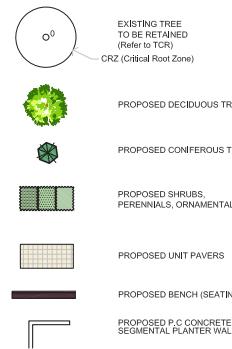
View from Interior Courtyard



View from Interior Courtyard

# HAZELDEAN ROAD

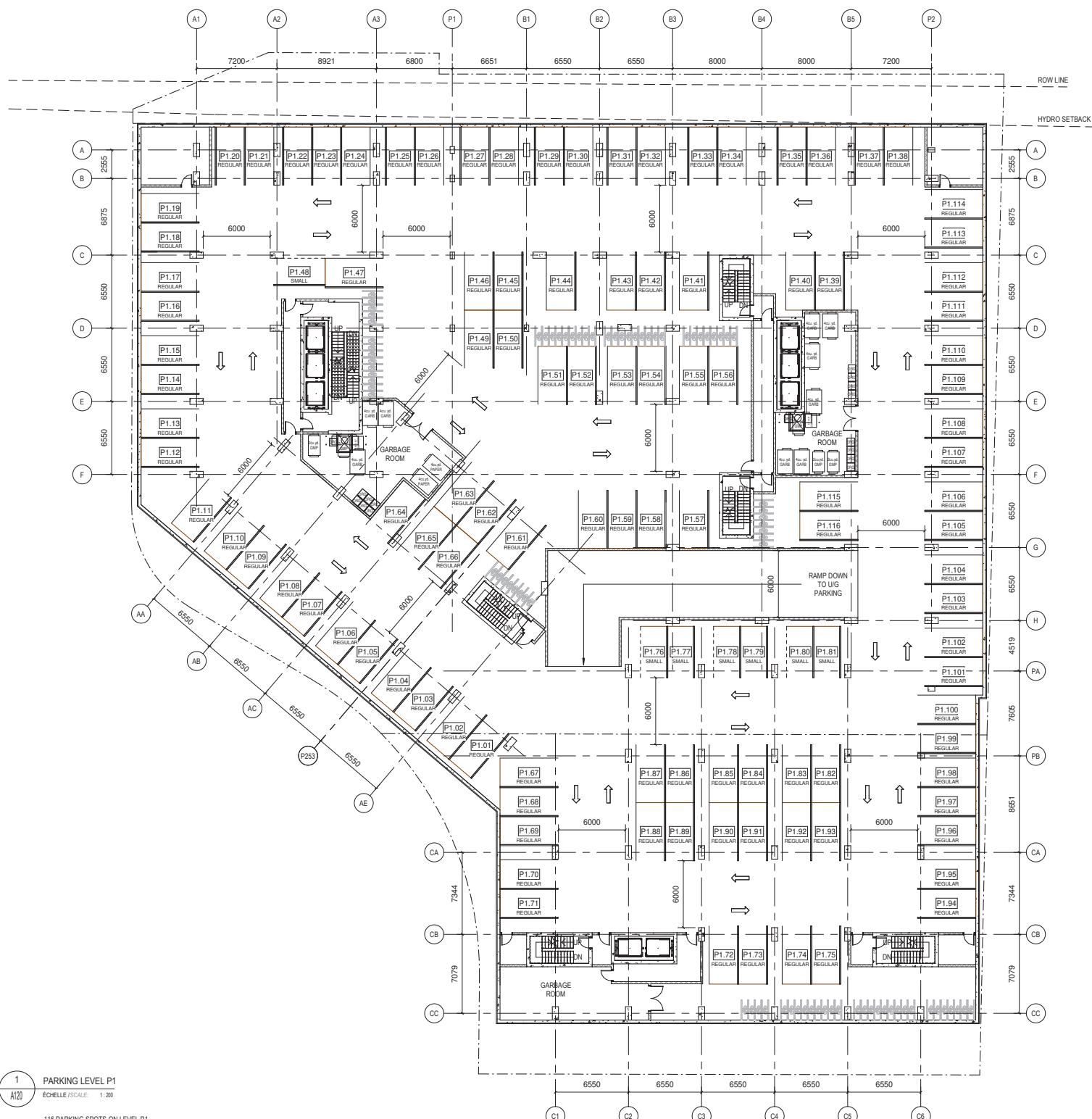
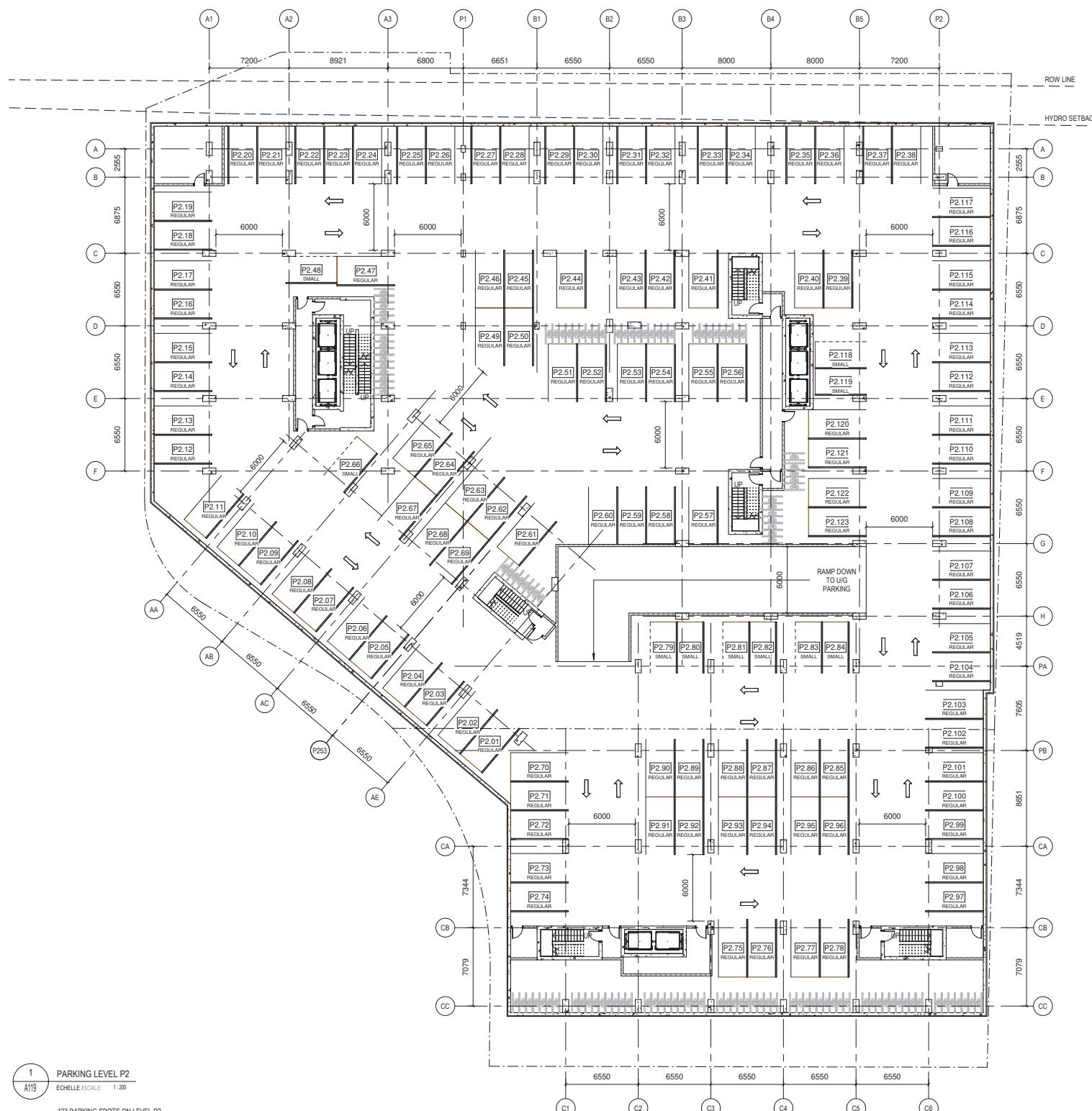
## LEGEND / SYMBOL



# Proposed Landscape Plan + Courtyard Sketch

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

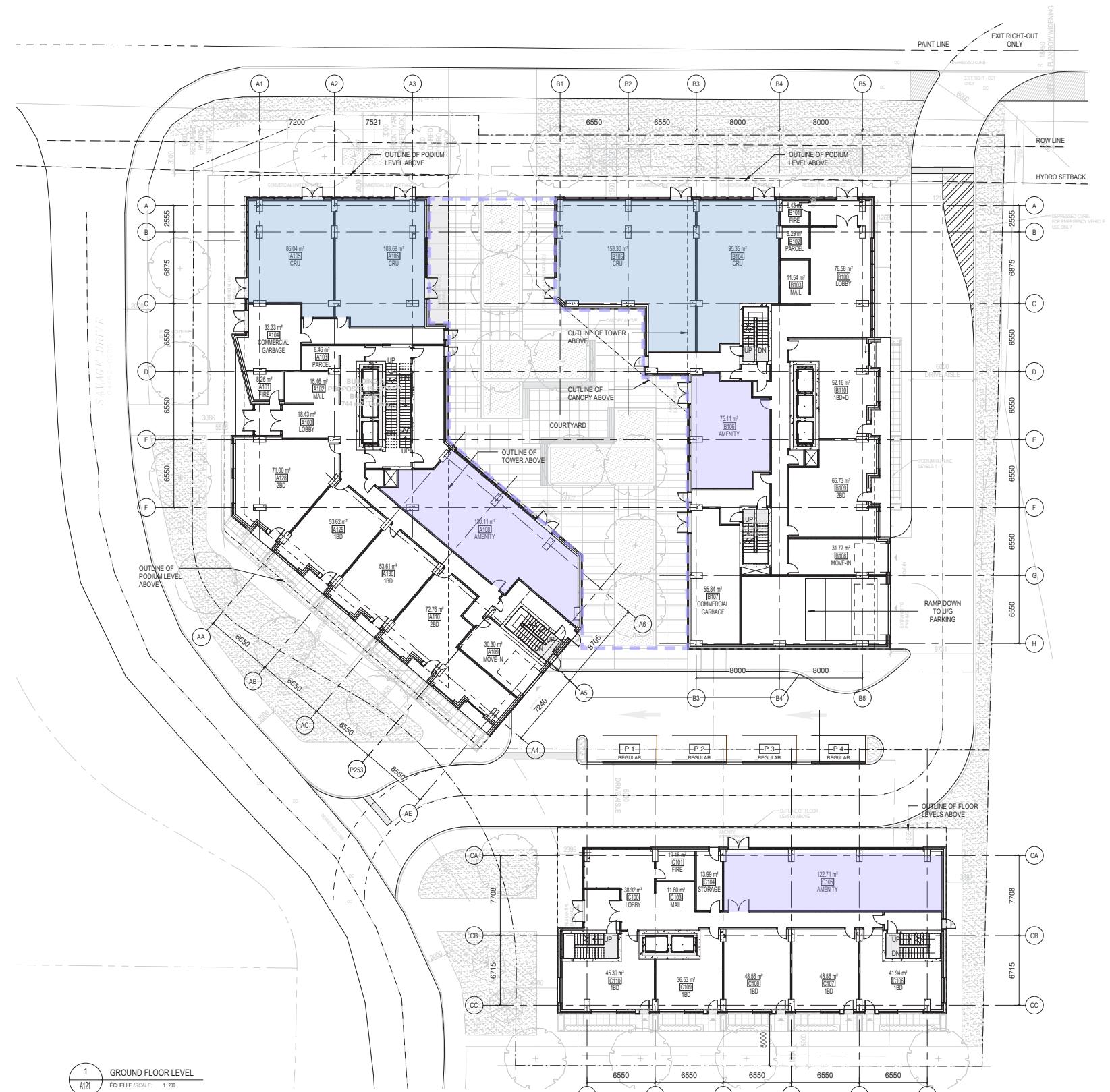
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P2 and P1 Parking Plan

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

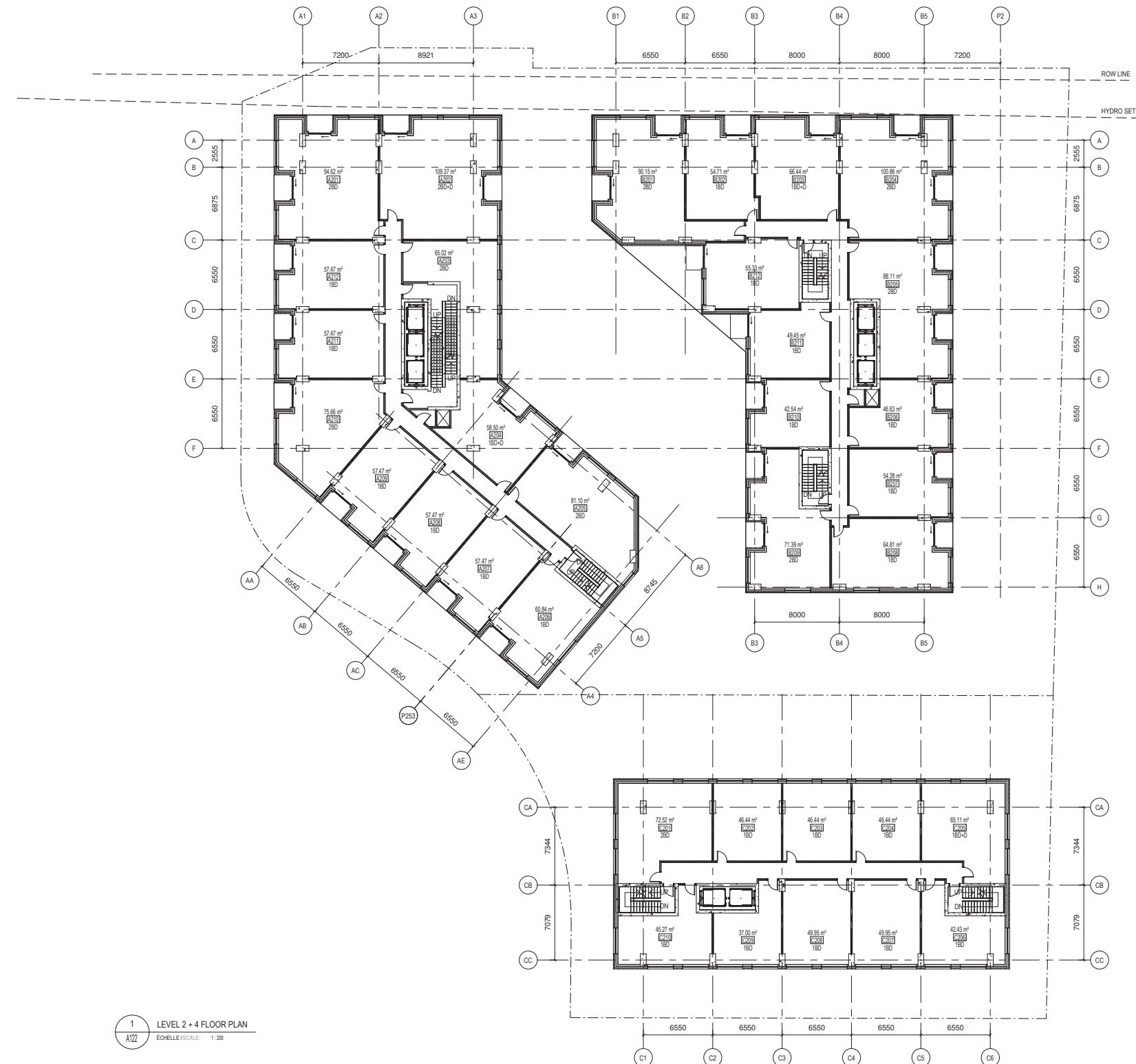


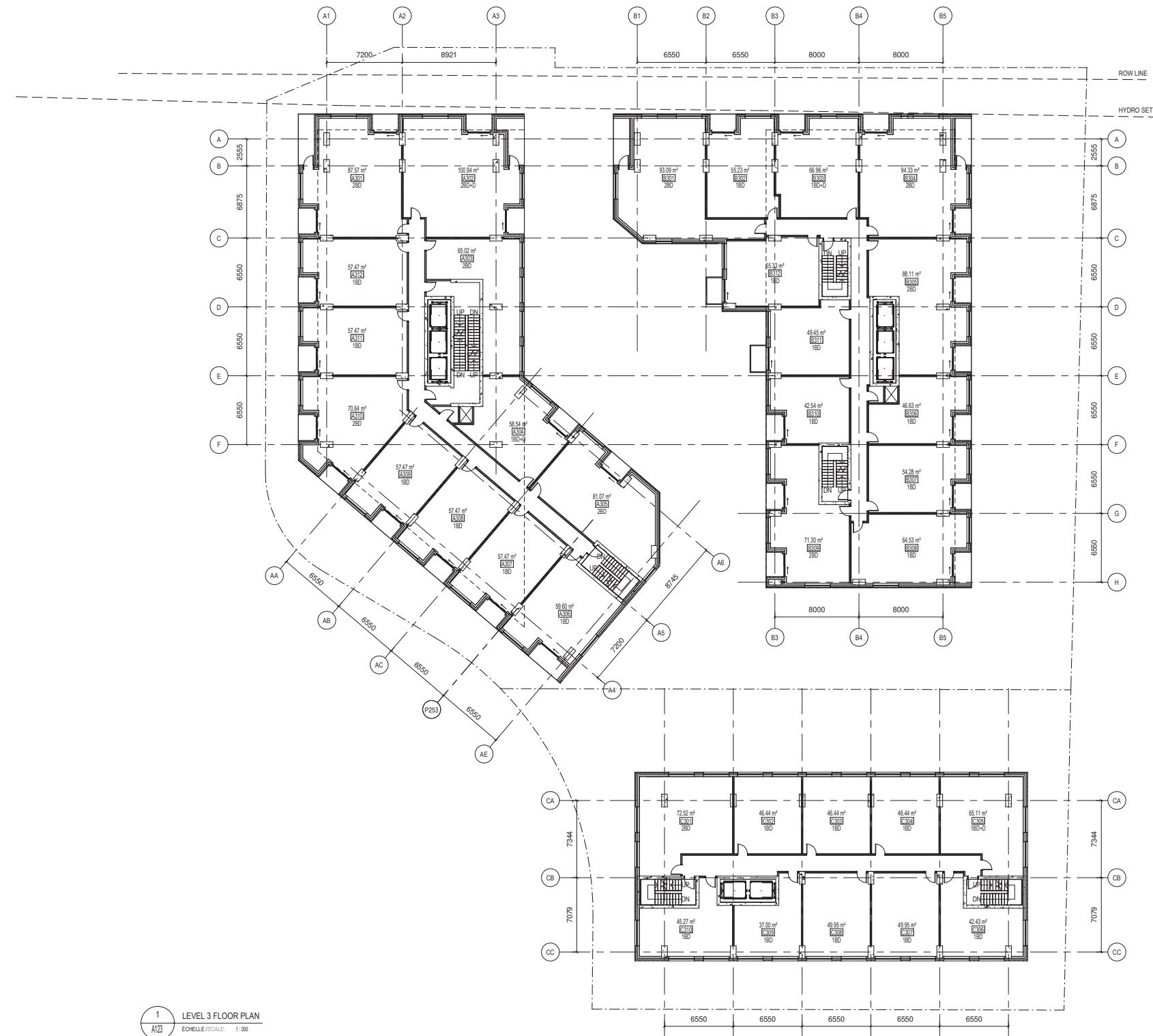


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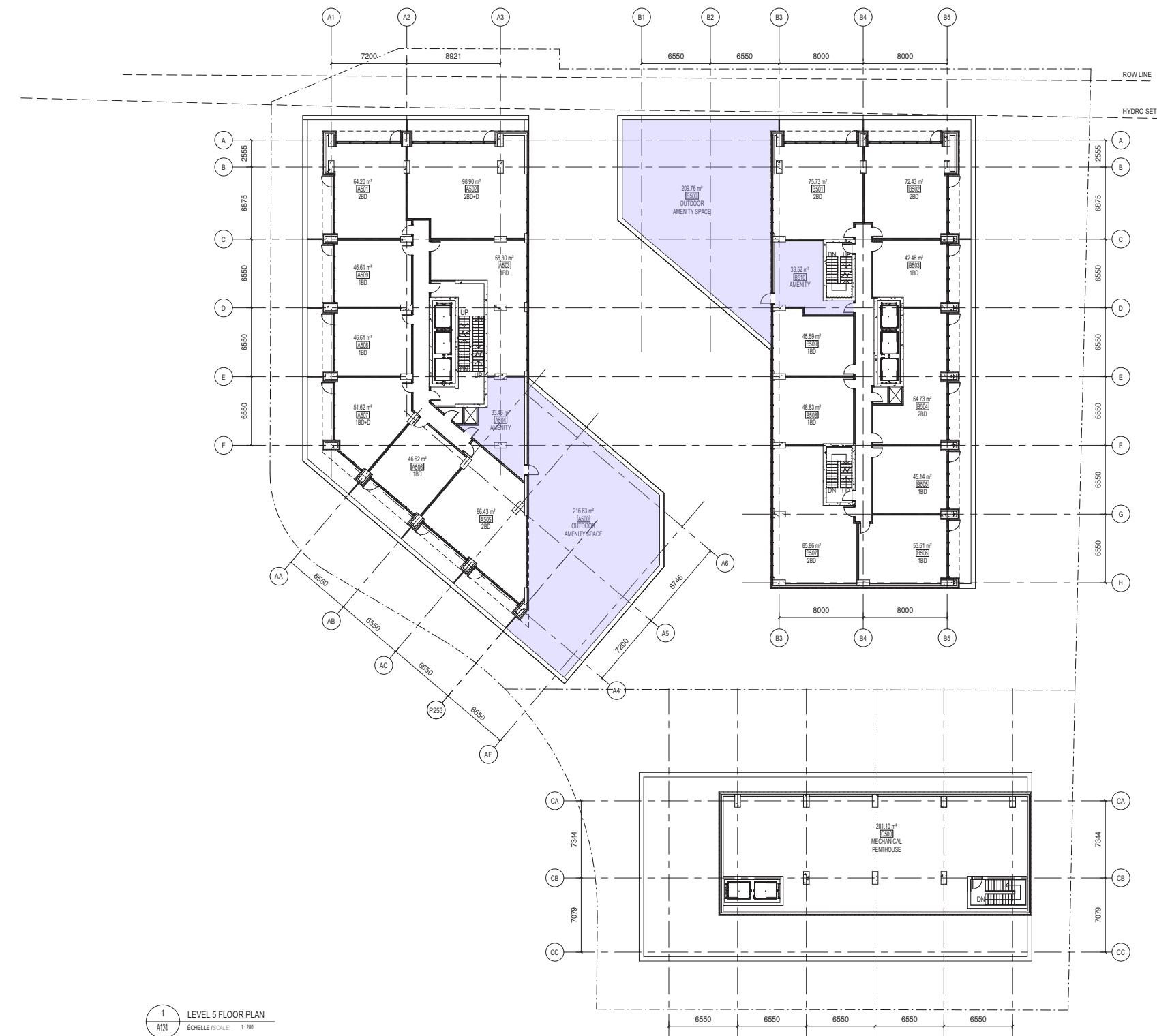
## Ground Floor Plan

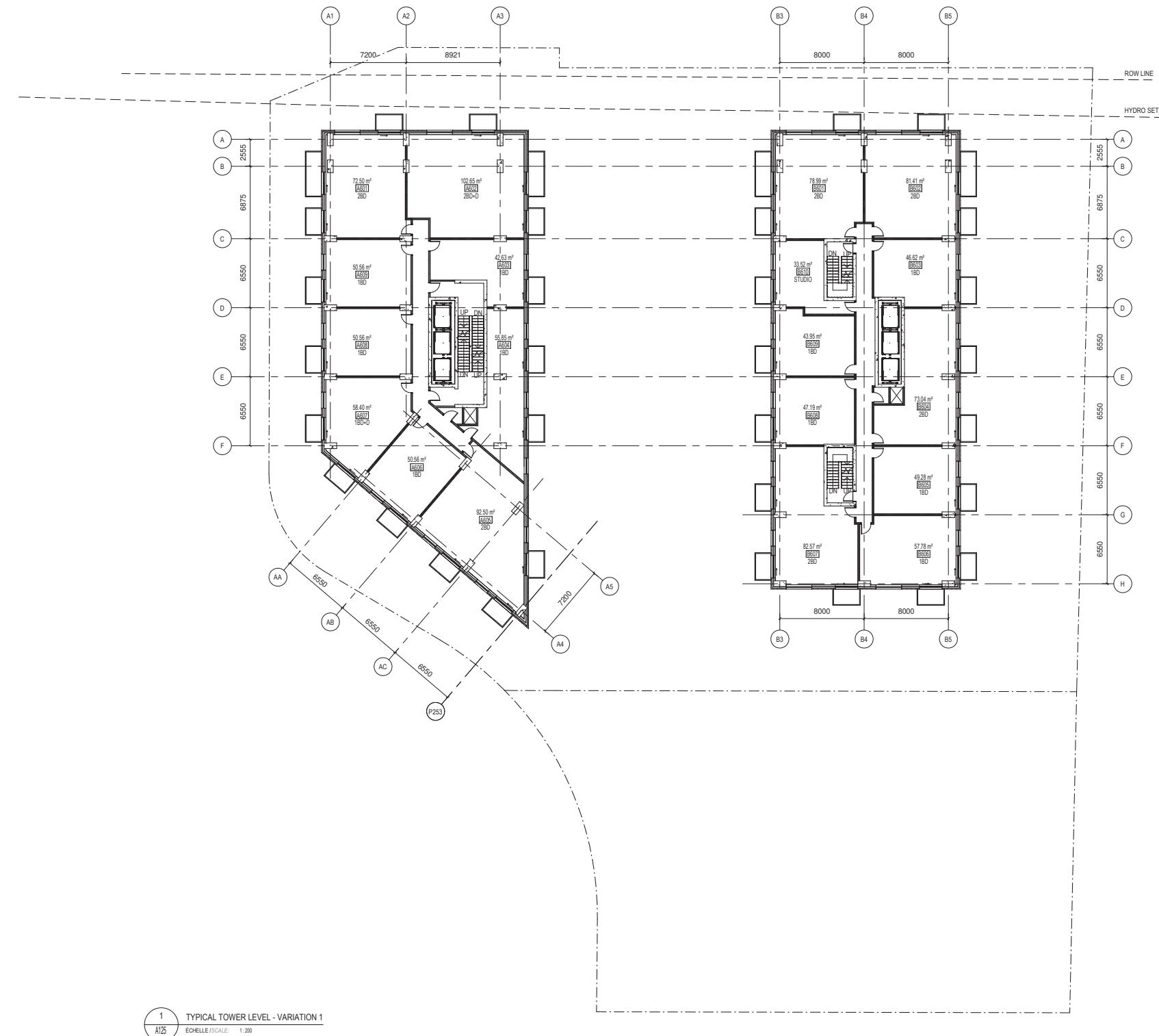
**5872, 5880, 5884 Hazeldean Road &  
7 Savage Drive Development**

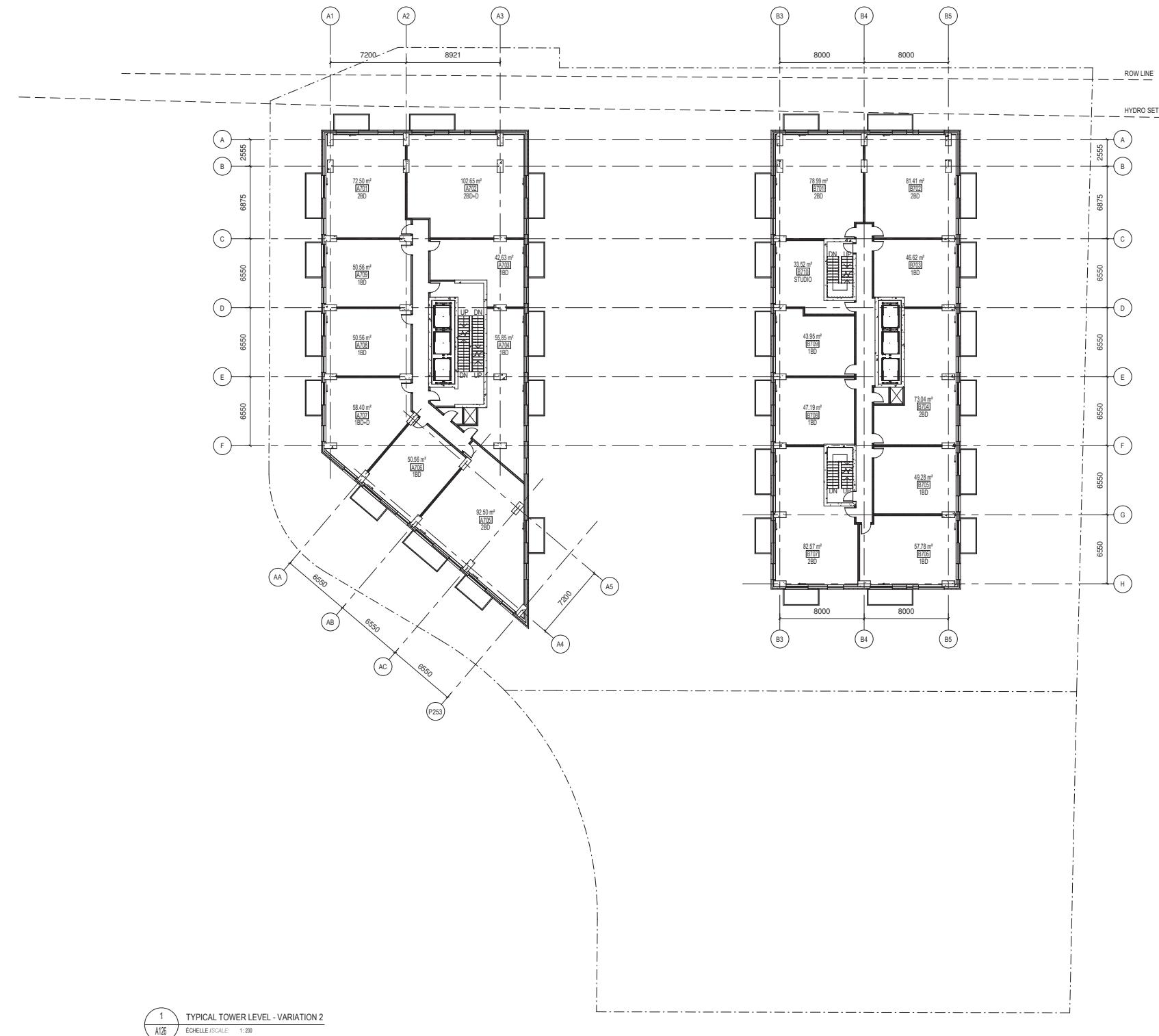




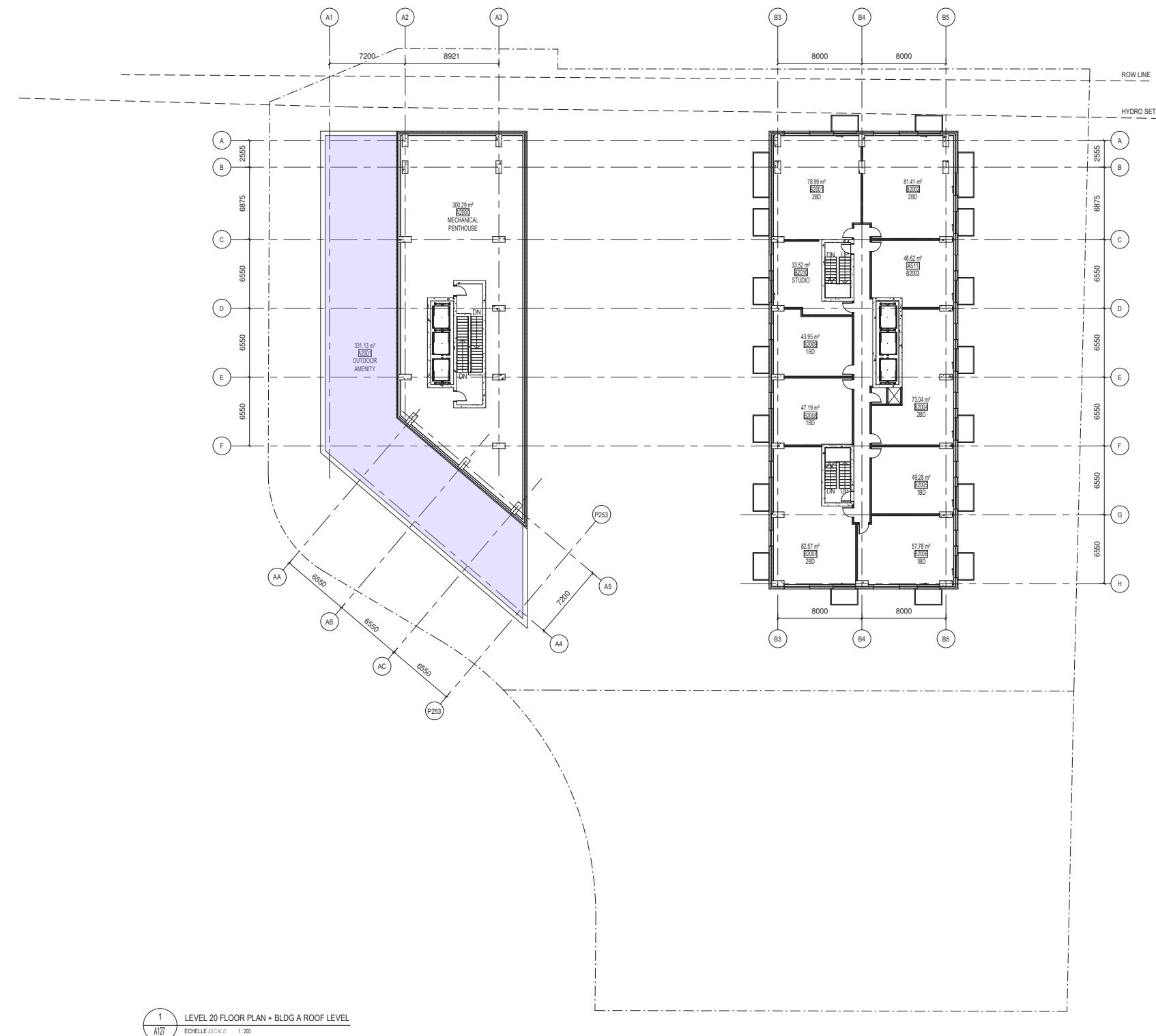
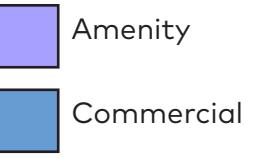
Level 3 Floor Plan





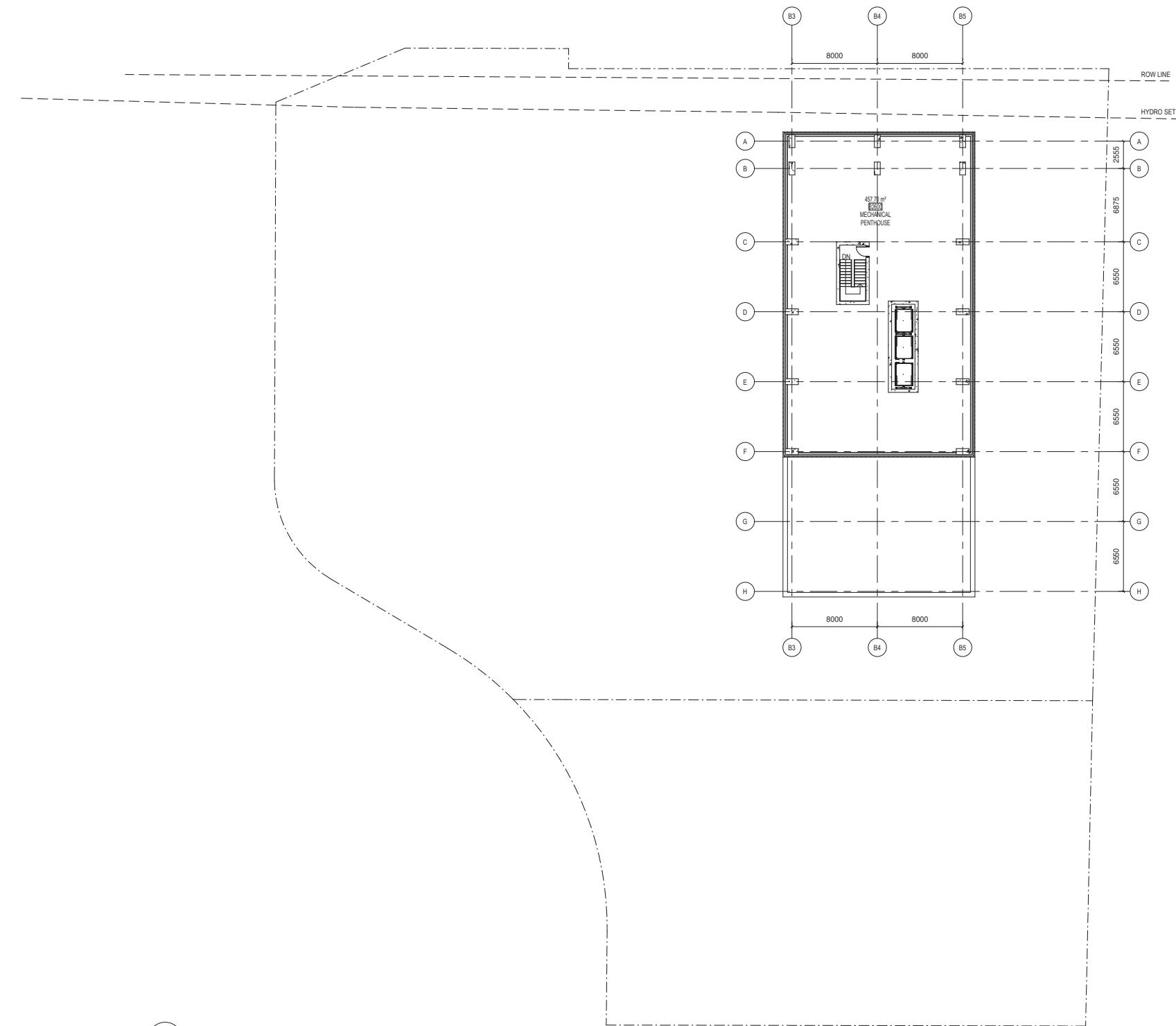


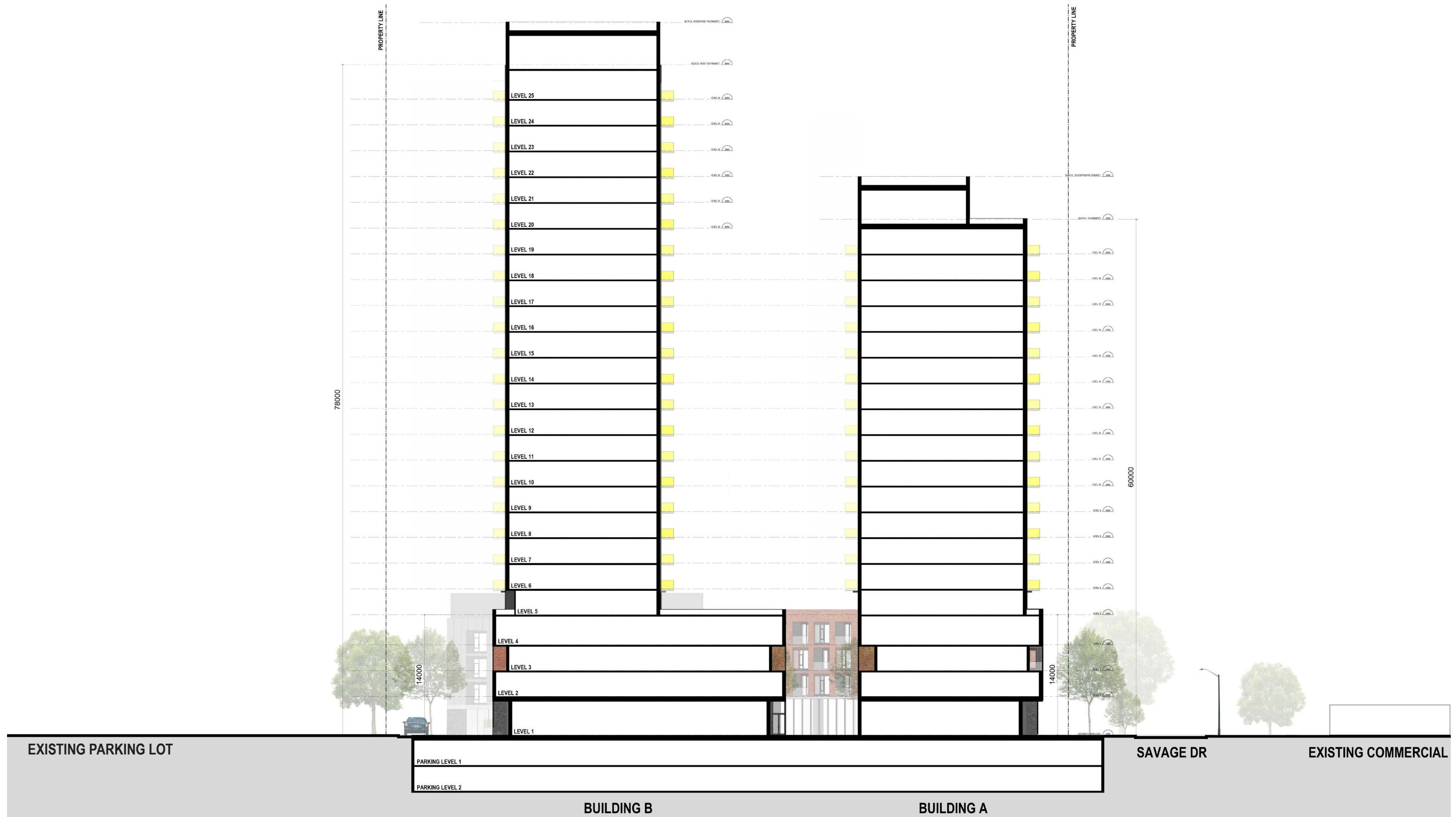
Typical Tower Floor Plan - Var. 2

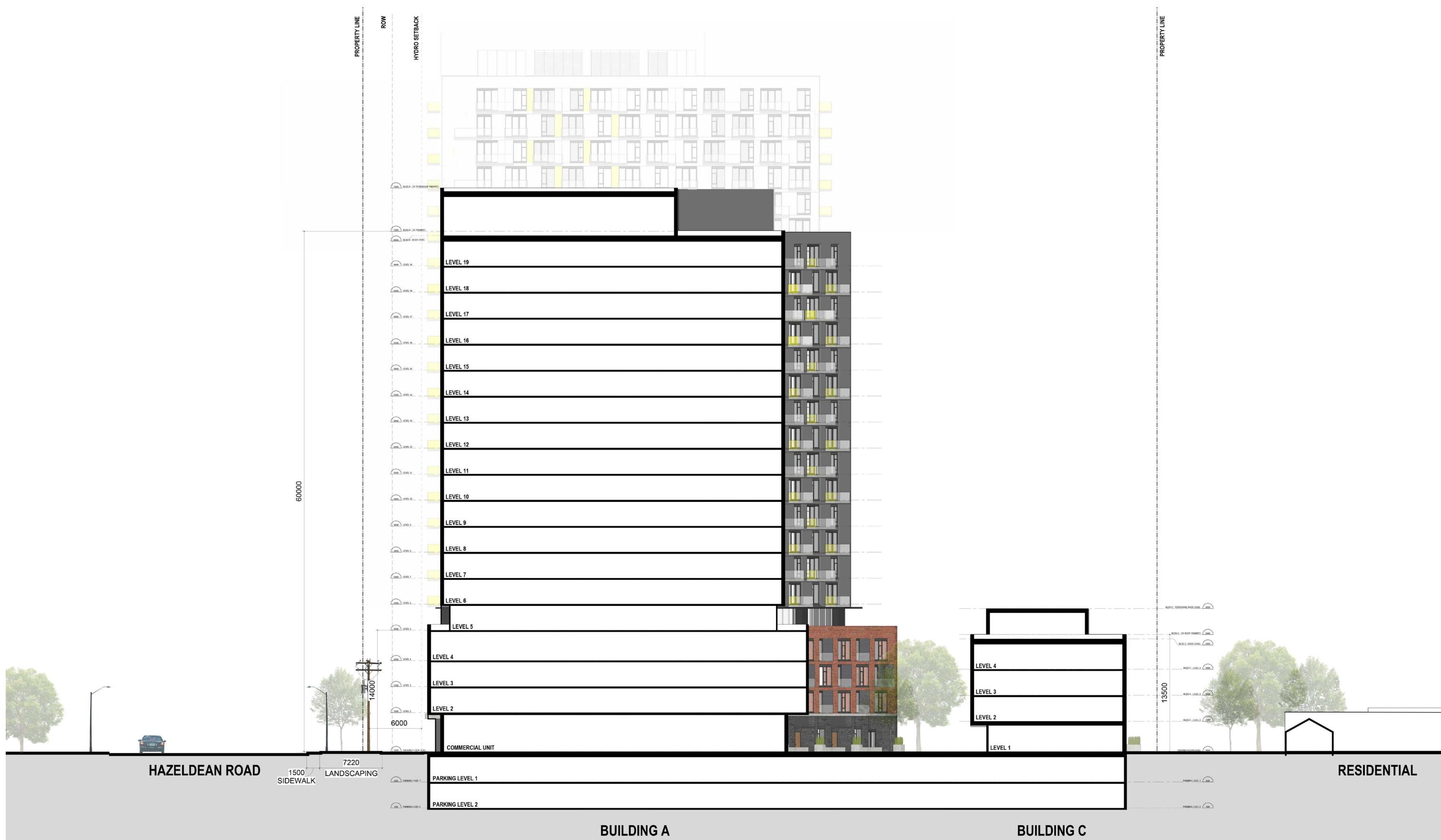


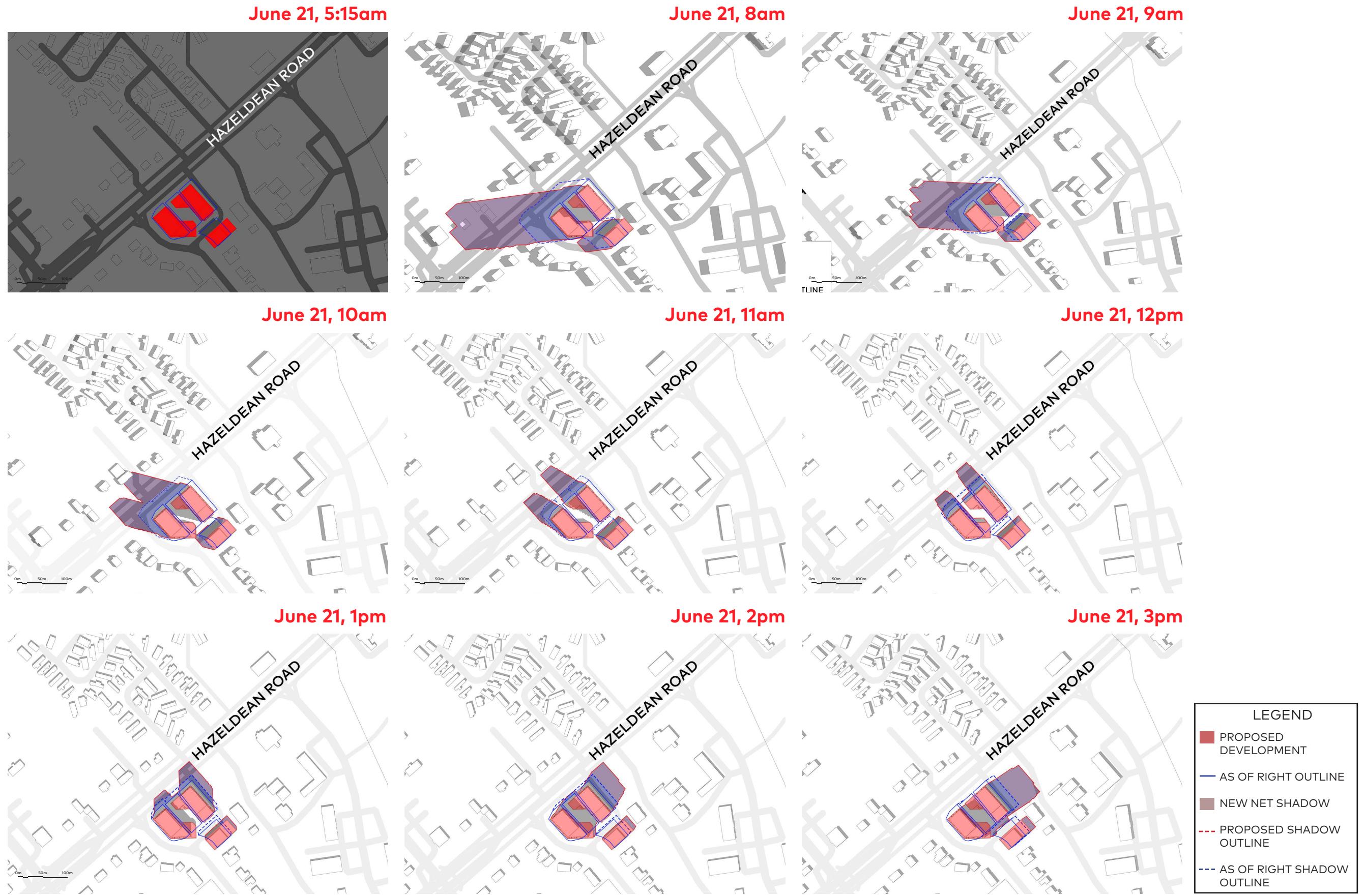
Level 20 Floor Plan + Bldg A Roof Level

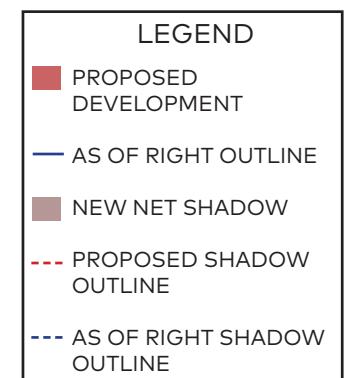
1 BLDG B ROOF LEVEL  
A128 ÉCHELLE/SCALE 1:200



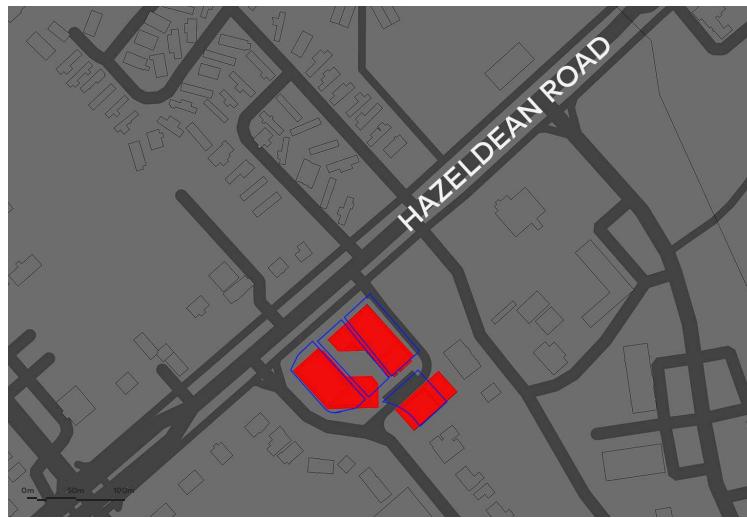








September 21, 6:49am



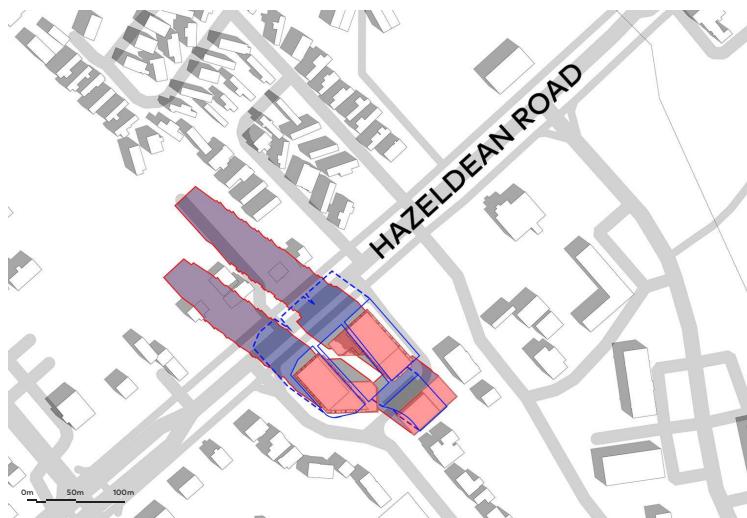
September 21, 8am



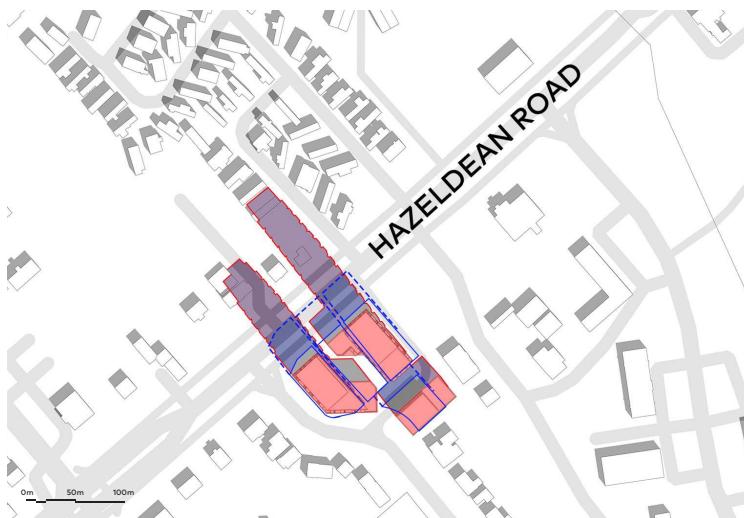
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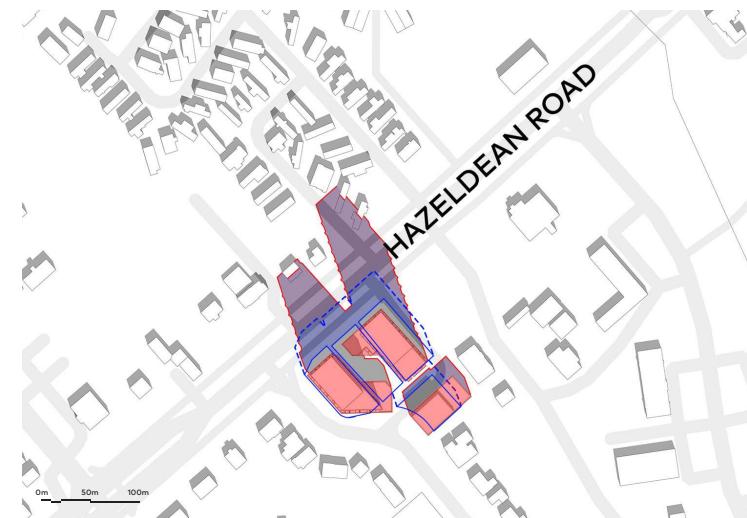
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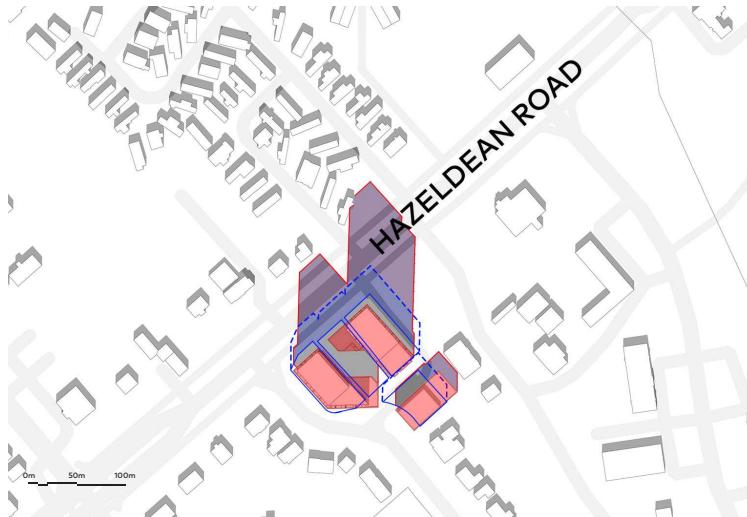
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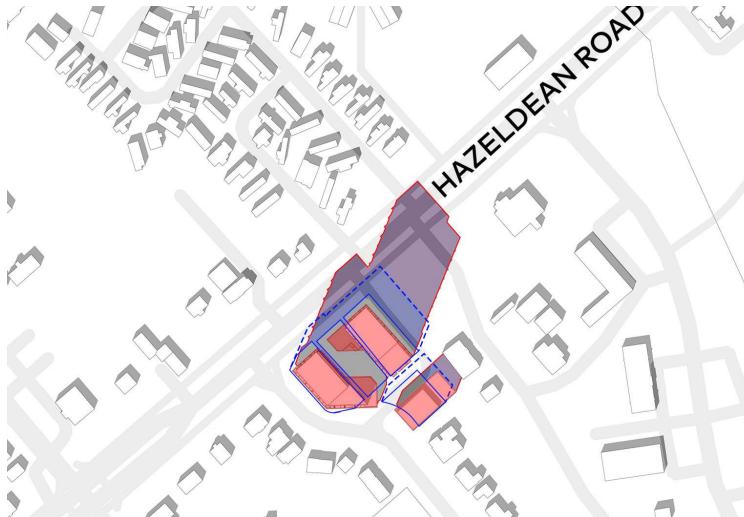
September 21, 12pm



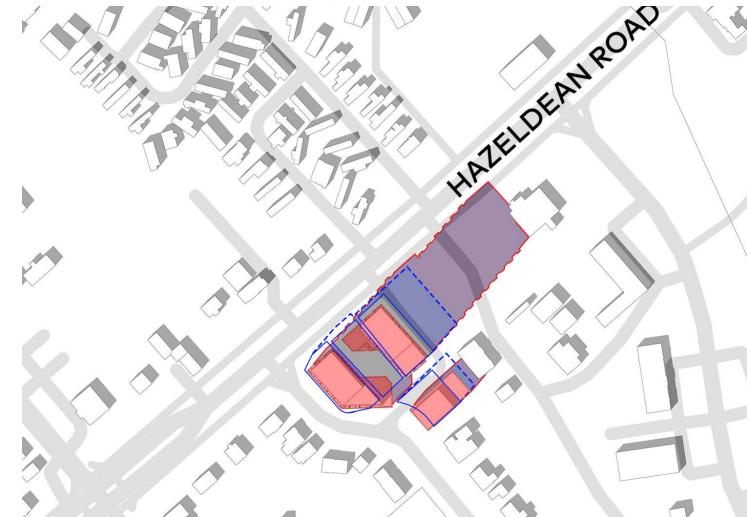
September 21, 1pm



September 21, 2pm

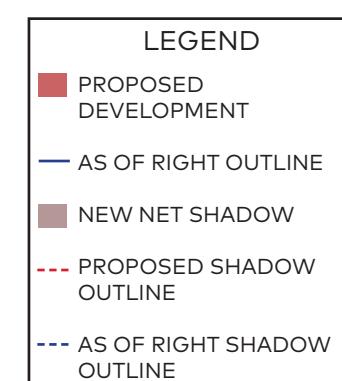
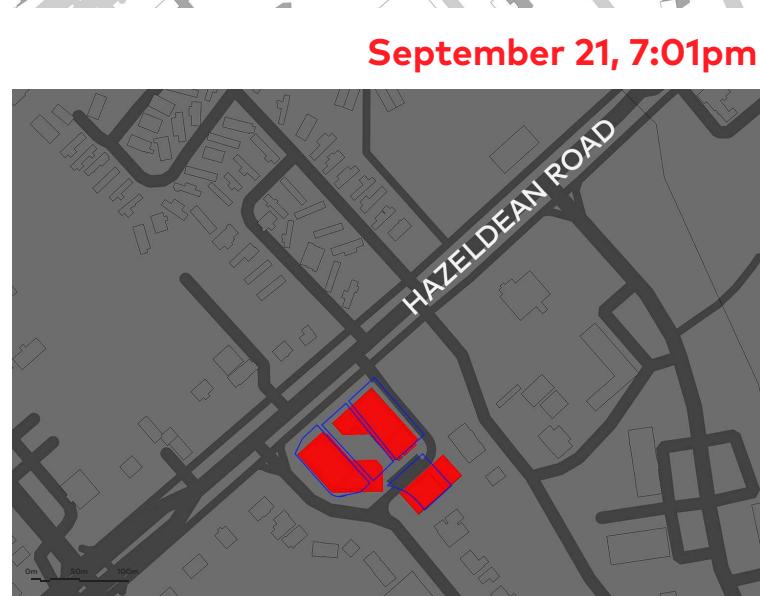
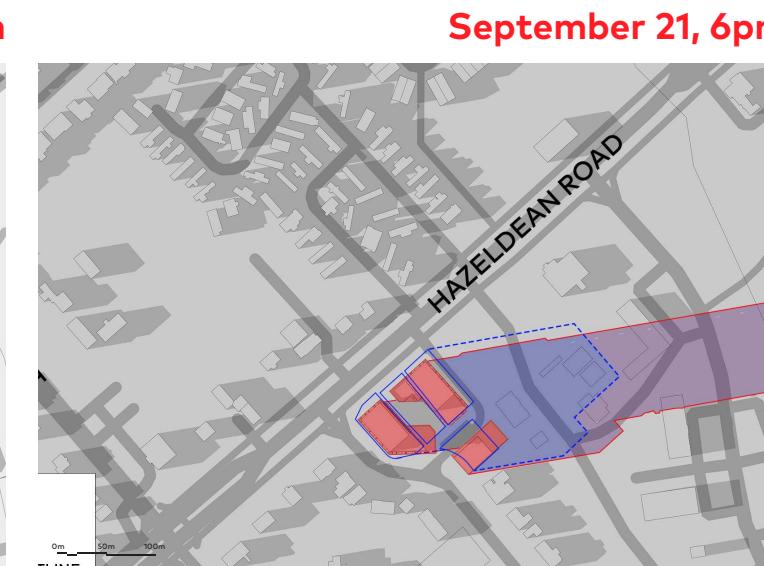
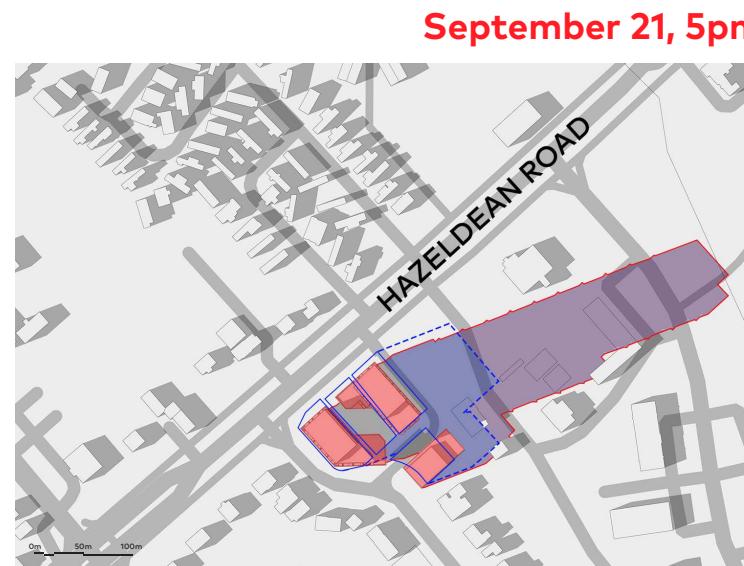
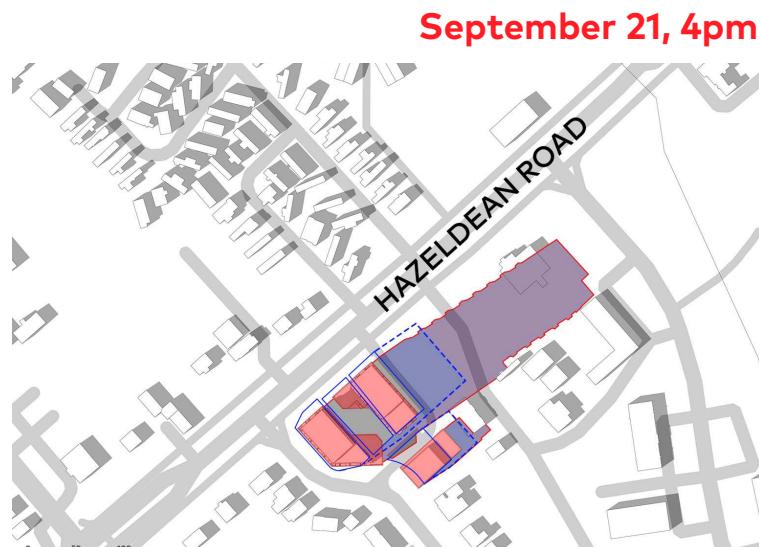


September 21, 3pm

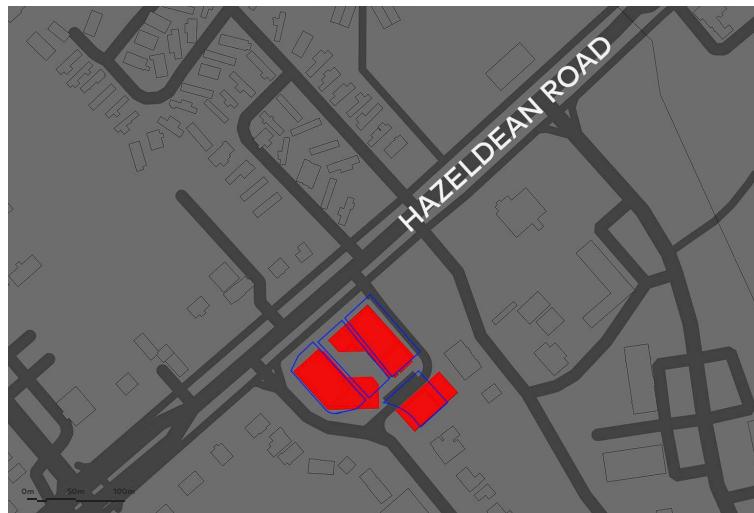


LEGEND

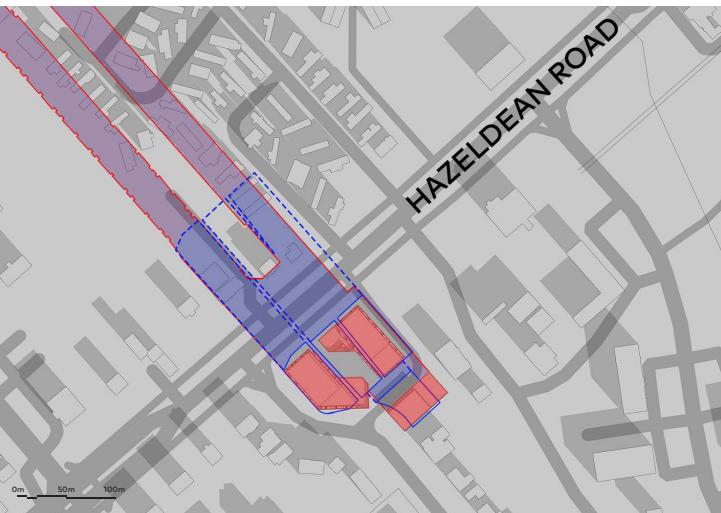
- PROPOSED DEVELOPMENT
- AS OF RIGHT OUTLINE
- NEW NET SHADOW
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE



December 21, 8am



December 21, 9am



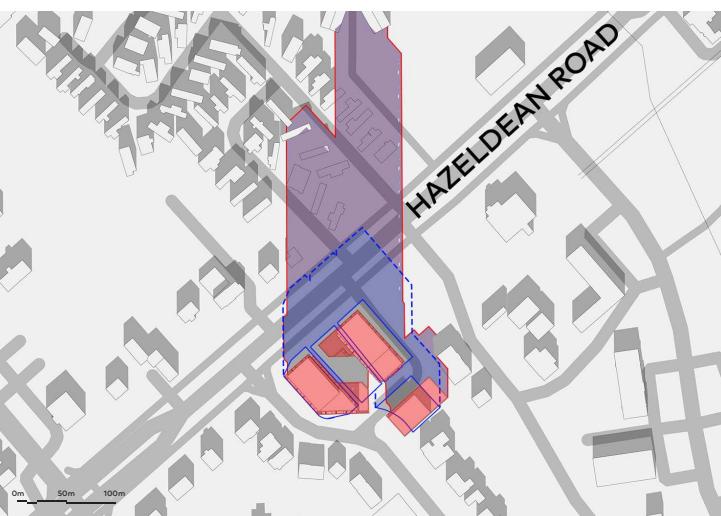
December 21, 10am



December 21, 11am



December 21, 12pm



December 21, 1pm



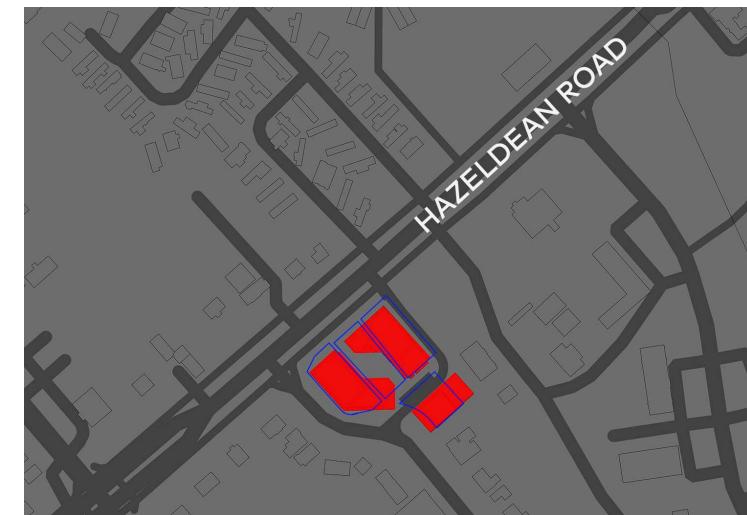
December 21, 2pm



December 21, 3pm



December 21, 4:22pm



LEGEND

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