

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 6310 and 6320 Hazeldean Road

File No.: D02-02-25-0063

Date of Application: September 2, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned AM9[2102] S501, in Zoning By-law 2008-250, as shown on the attached Location Map, and submitted by Patricia Warren, Fotenn Planning + Design, on behalf of 4329163 Canada Inc., is to permit two high-rise buildings that are 12 and 21 storeys in height, as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That an exception be amended to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:

Amend Exception [2102] of Section 239 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:

- a) Replace Schedule 501 in Part 17 – Schedules with Document 2.
- b) In Column V, Provisions, remove the following text:
 - iv) Despite Clause 77(4)(d), minimum separation distance between towers on the same lot: 19m.
 - vi) Within Areas A and B on Schedule 501, for any portion of a building ten storeys or more, the portion of the building above the fourth storey must be setback a minimum 1.5m more than the provided front yard setback.
 - vii) Despite the maximum height in Area E on Schedule 501, structures such as vents, garage exhausts, are permitted to be no more than 1.5m high.

- ix) Minimum required width of a landscaped area abutting the rear lot line: 10m.
- c) In Column V, Provisions, add the following text:
 - iv) Despite Clause 77(4)(d), minimum separation distance between towers on the same lot: 16 m.
 - ix) Minimum required width of a landscaped area abutting a rear lot line:
 - 1) First 63m from the eastern property line: 8.2m.
 - 2) Remainder of rear lot line: 10m.
 - xiv) Despite Section 65, ornamental elements such as sills, belt courses, cornices, parapets and pilasters may project 2.2m, but no closer than 0.5 m to a lot line.
 - xv) Despite Subsections 107(a) and (aa), maximum permitted width for a driveway providing access to a parking lot or parking garage: 16m.
 - xvi) A 0.2 metre setback is required for a parking garage in Area E on Schedule 501.



August 19, 2026

Date

John Sevigny,
Manager, Development Review East
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map
Document 2 – Zoning Schedule
Document 3 – Revised Concept Renderings

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0063

SITE LOCATION

6310 and 6320 Hazelden Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

Description of site and surroundings

The site is located on the south side of Hazeldean Road, west of Carp Road and east of West Ridge Drive in Stittsville (Ward 6). The site has an area of 12,014 square metres, with 152 metres of frontage along Hazeldean Road and an irregular lot depth between 57 and 98 metres. Surrounding land uses include the Stittsville Corners Shopping Plaza to the north across Hazeldean Road; a proposed high-rise retirement home to the east; and a low-rise residential neighbourhood to the south. The subject site, as well as the site to the west, are currently vacant.

Summary of proposed development

In 2024, City Council approved a Zoning By-law Amendment to permit high-rise development on the subject site. The previous approval consisted of two high-rise buildings 12 and 21 storeys in height and a total of 441 residential units. A total of 389 resident parking spaces, 86 visitor parking spaces and 446 bicycle parking spaces were proposed.

As the building design and detailed engineering progressed, the applicant made modifications to the proposed development. The buildings remain at 21 and 12 storeys in height; however, additional zoning relief is required to address changes to setbacks, stepbacks, building height (low-rise portion), landscape buffers, projections, tower separation and driveway width.

The revised development proposes to include 457 residential units (248 units in the 12-storey Building 1 and 209 units in the 21-storey Building 2). The development will provide 465 residential parking spaces, 93 visitor parking spaces and 471 bicycle parking spaces within the parking garage and in surface parking areas.

Summary of requested Zoning By-law Amendment

The site is currently zoned 'AM9[2102] S501' (Arterial Mainstreet, Subzone 9, Urban Exception 2102, Schedule 501) under Zoning By-law 2008-250 and 'MS2[2102] S501'

(Mainstreet Zone 2, Urban Exception 2102, Schedule 501) under Zoning By-law 2026-50. The Zoning By-law Amendment seeks to amend Urban Exception 2102 and Schedule 501 to provide the following relief:

- Remove the requirement for any portion of a building that is 10 storeys or more to provide a setback 1.5 more than the provided front yard setback;
- Revise the minimum separation distance between towers on the same lot to 16 metres;
- Revise the minimum required width of a landscaped area abutting a rear lot line to 8.2 metres for the first 63 metres from the eastern property line, and 10 metres for the remainder of the rear lot line;
- Revise Schedule 501 to align with the revised building design;
- Reduce the minimum required front yard setback for a parking garage to 0.2 metres;
- Reduce the minimum required westerly interior side yard setback for a parking garage to 0.2 metres;
- Permit ornamental elements such as sills, belt courses, cornices, parapets and pilasters to project 2.2 metres, but no closer than 0.5 m to a lot line;
- Permit a maximum driveway width of 16 metres.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	457

DECISION AND RATIONALE

This application is approved for the following reasons:

- The revised building design will provide for a minor increase in residential units and will accommodate more large bedroom units. The proposed building notch outs, architectural elements, balconies, and material palette will create visual interest and the appearance of podiums along Hazeldean Road, as shown in Document 3 of this report.
- The revised parking garage size will allow for additional vehicle and bicycle parking spaces to be provided on site.
- The revised driveway width is required to ensure that turn movements for garbage pickup and fire truck access are located internal to the site, rather than on Hazeldean Road.
- The adjusted maximum building heights are as a result of a detailed grading analysis of the site and the adjusted parking garage size. The revised building design continues to locate the tallest portion of the buildings and greatest density along Hazeldean Road, transitioning building heights down towards the low-rise residential buildings to the south.

- Staff have reviewed the proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.
- The revised proposal conforms to the applicable provisions of the Official Plan, including policies specific to the Suburban Transect and Mainstreet Corridor designation (Sections 5.4 and 6.2).

RELATED APPLICATIONS

- Site Plan Control – D07-12-25-0121

CONSULTATION DETAILS

Councillor Glen Gower provides concurrence for delegated authority for this report.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Planning staff received 8 comments from residents. Residents raised concerns on the revised rear yard landscape buffer, revised setbacks, revised tower separation, and departure from the original approval.

Staff response:

In accordance with the Planning Act, any property owner may submit a new zoning bylaw amendment application for the City's review and consideration. City staff have reviewed the applicant's submission and are satisfied that the proposed revisions continue to conform to the policy direction outlined in the City of Ottawa Official Plan. Through the related Site Plan Control application process, the applicant proposes to plant trees in the rear yard to help mitigate privacy and noise-related concerns.

Technical Agency/Public Body Comments

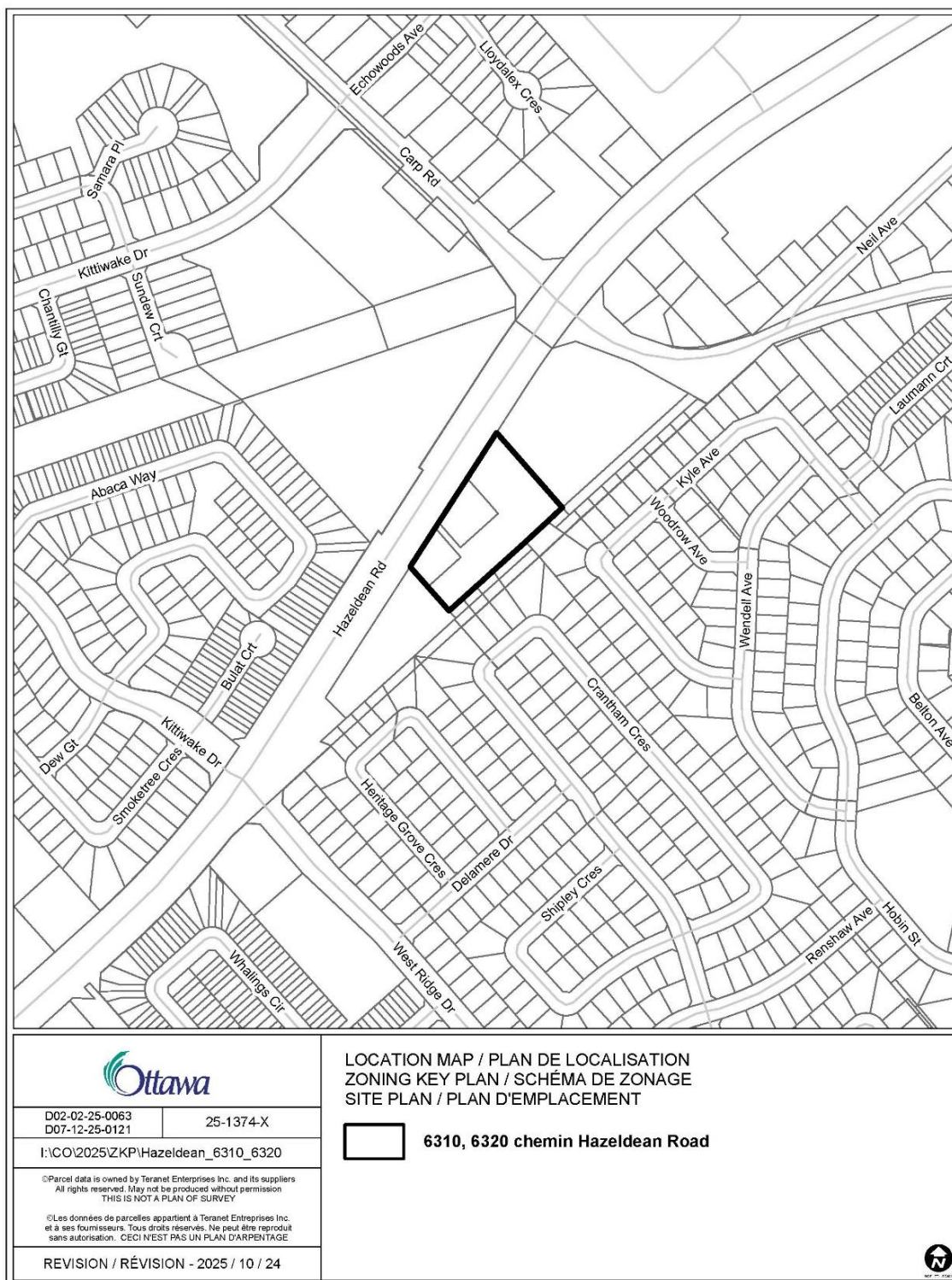
All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

APPLICATION PROCESS TIMELINE STATUS

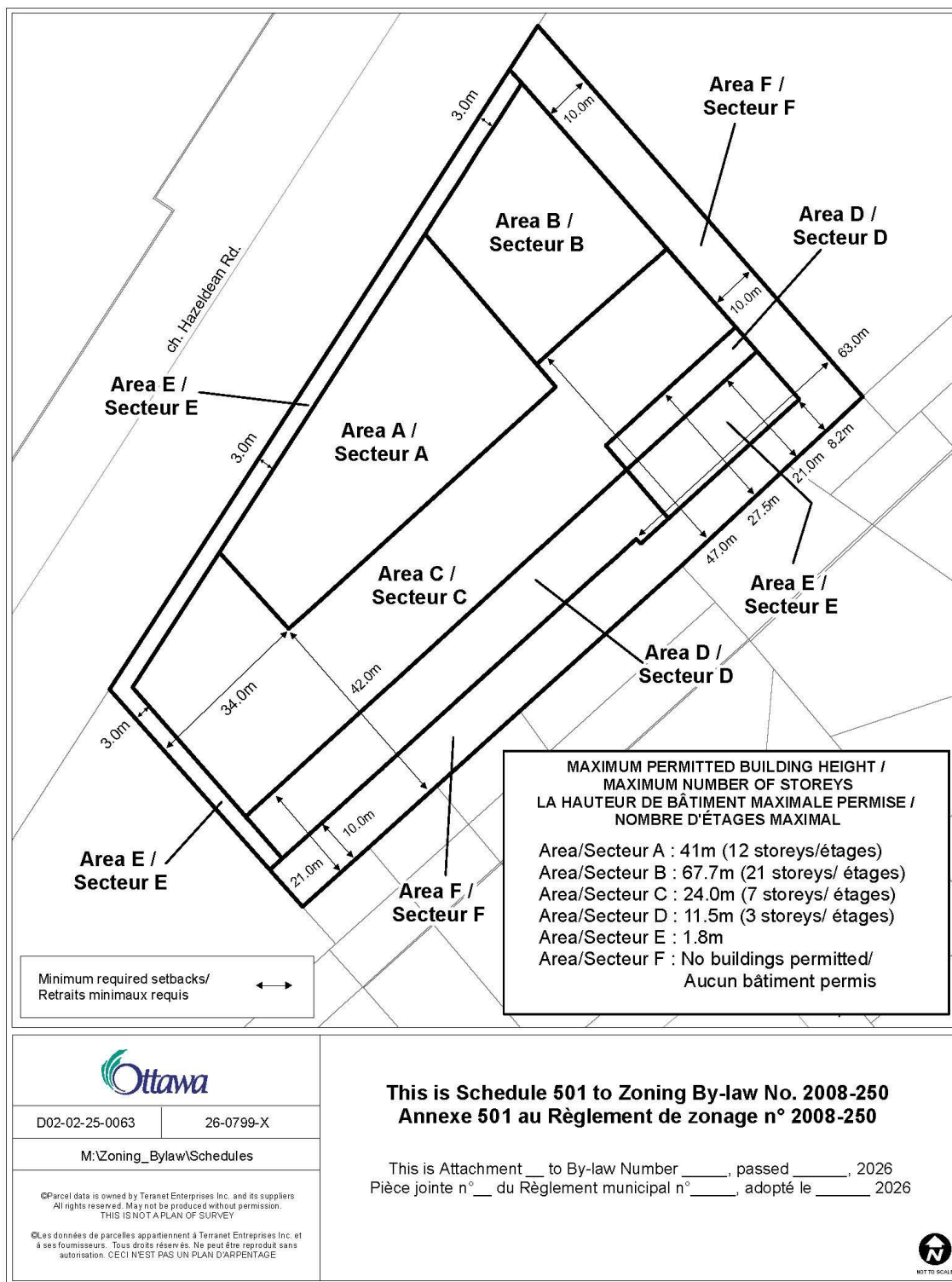
This Minor Zoning By-law amendment application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority, due to the complexity and multiple submissions requiring review.

Contact: Kimberley Baldwin Tel: 613-580-2424, ext. 23032 or e-mail: Kimberley.Baldwin@ottawa.ca

Document 1 - Location Map



Document 2 – Zoning Schedule



Document 3 – Revised Concept Renderings

