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**FOTENN**  
Planning + Design



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 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: 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	6m <sup>2</sup> per unit (50% min. must be communal) TOWERS (BLDG A + B): 416 units x 6m <sup>2</sup> = 2496m <sup>2</sup> Min. 1248m <sup>2</sup> Communal	-	COMMUNAL: 1497m <sup>2</sup> BALCONIES: 1907m <sup>2</sup> TOTAL = 3404m <sup>2</sup>
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: 1004m <sup>2</sup>	BLDG B: 1010m <sup>2</sup>	BLDG C: 584m <sup>2</sup>
GROSS AREA (ABOVE GRADE):	BLDG A: 13,297m <sup>2</sup>	BLDG B: 23,273m <sup>2</sup>	BLDG C: 2600m <sup>2</sup> TOTAL: 39,170m <sup>2</sup>
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE AND TWO HIGH-RISE		
TOWER FLOOR PLATES:	BLDG A: 746m <sup>2</sup>	BLDG B: 796m <sup>2</sup>	
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 A:	
BUILDING B:	276 UNITS	BUILDING B:	
BUILDING C:	35 UNITS	BUILDING C:	
TOTAL :	451 UNITS		
TYPE # RATIO		TYPE # RATIO	TYPE # RATIO
1BD 234 51.88%		1BD 151 54.71%	1BD 29 82.86%
1BD+D 14 10.00%		1BD+D 5 1.81%	1BD+D 3 8.57%
2BD 57 40.71%		2BD 95 34.42%	2BD 3 8.57%
2BD+D 10 7.14%		2BD+D 5 1.81%	2BD+D -
STUDIO 5 3.57%		STUDIO 20 7.25%	STUDIO -
TOTAL: 451 UNITS		TOTAL: 140 UNITS	TOTAL: 276 UNITS
			TOTAL: 35 UNITS



# Official Plan - Transit Network

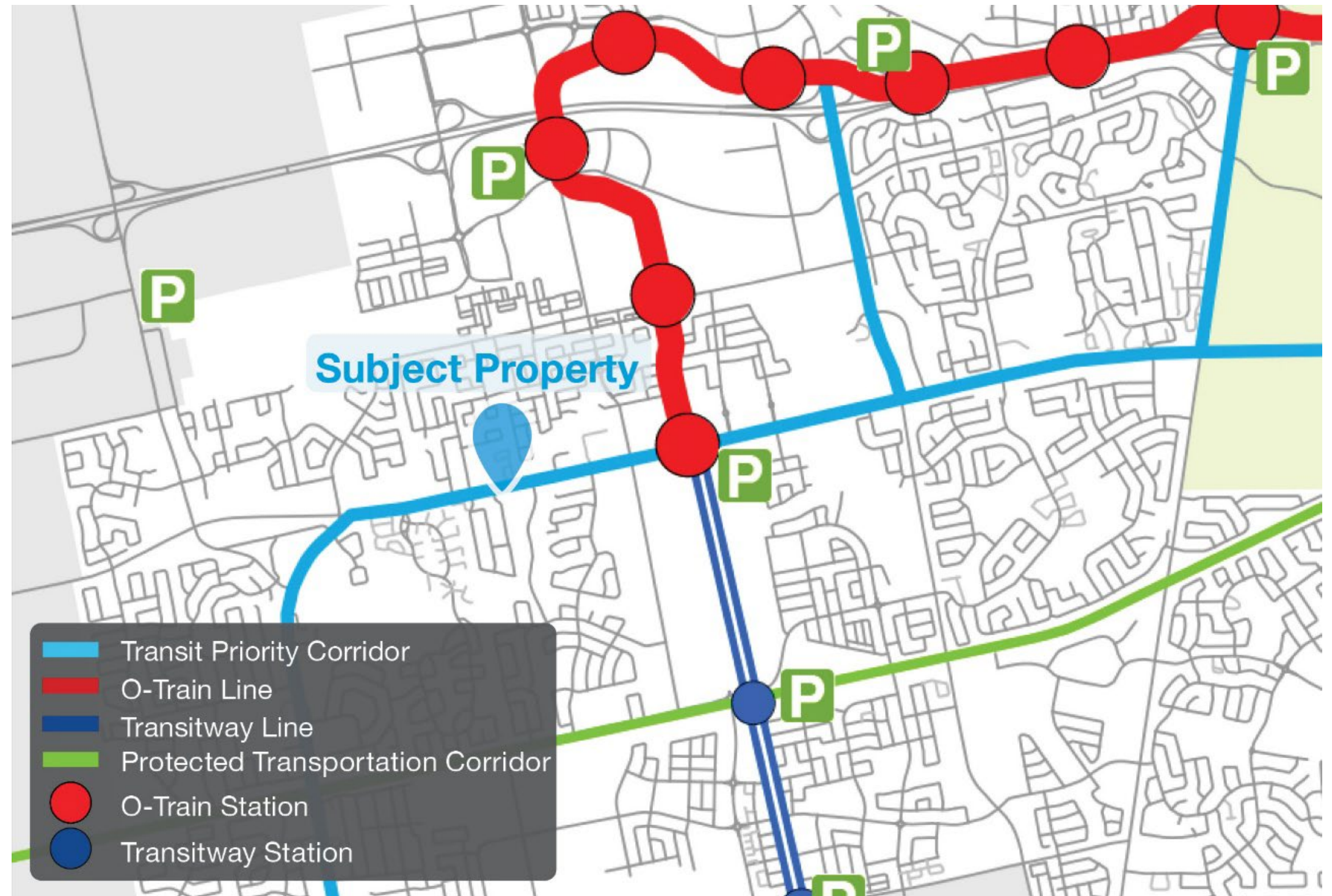
## Transit Network

The subject site is well connected to the existing 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.

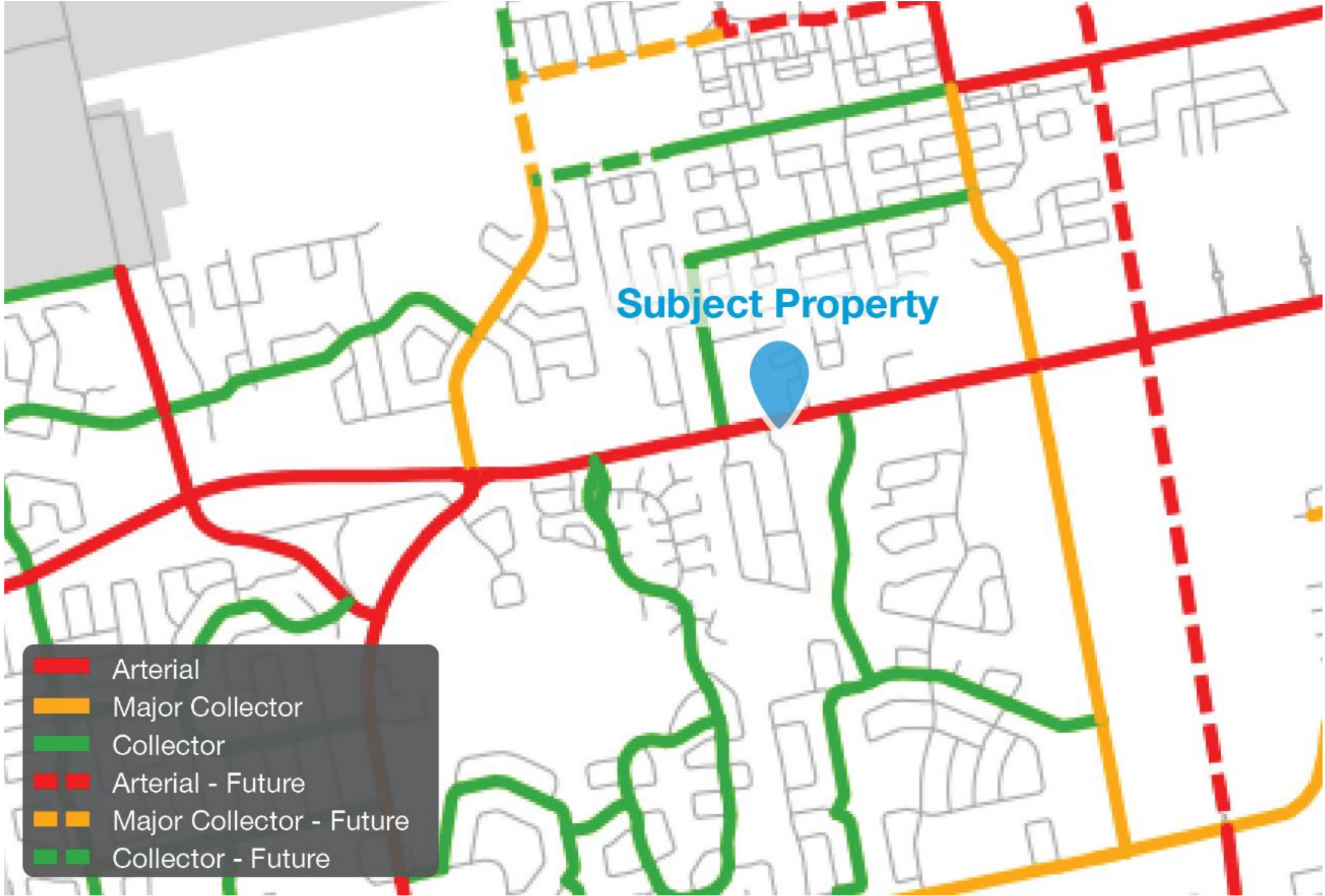


Schedule C2 - Transit Network Ultimate

# 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.

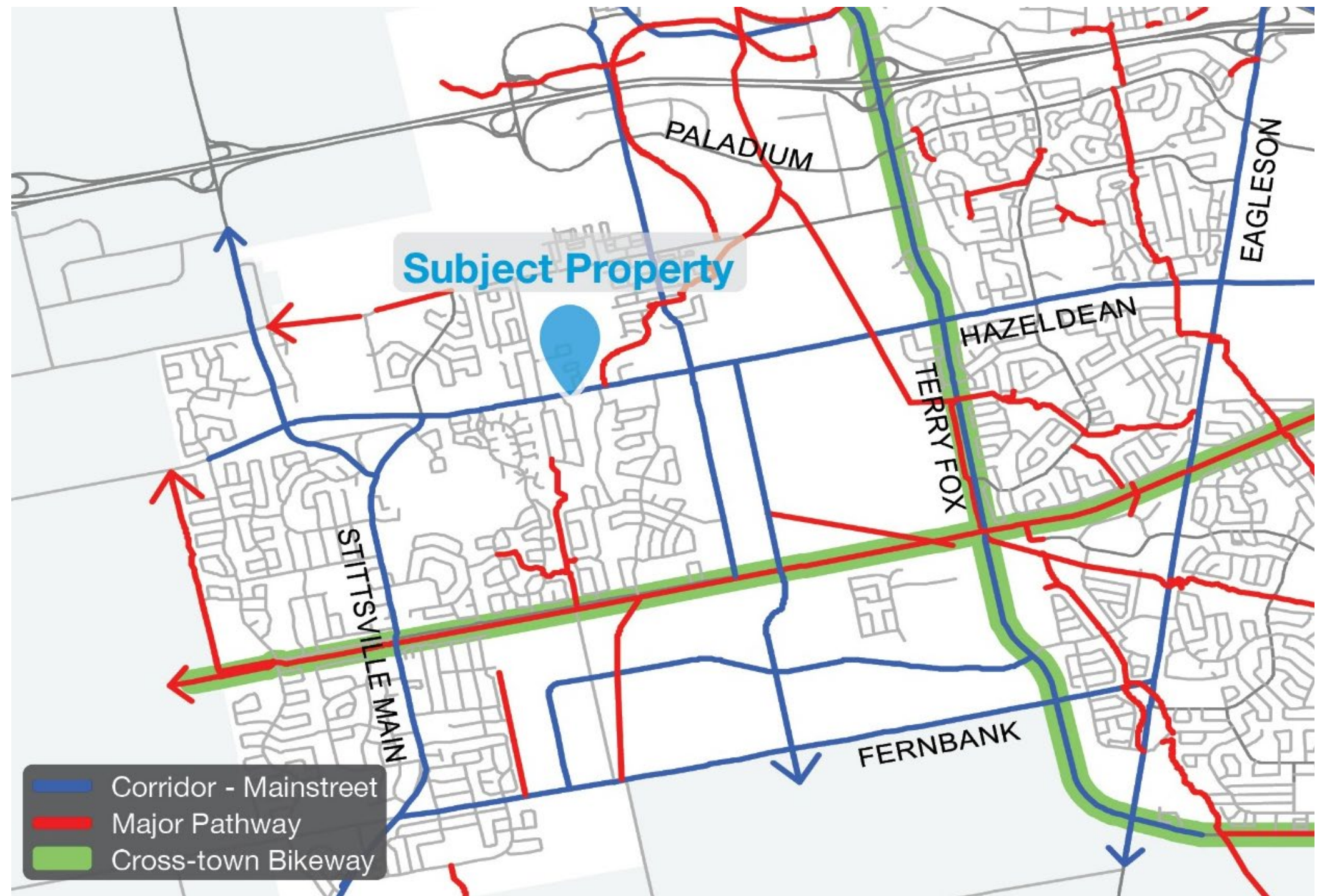


Schedule C4 - Urban Road Network

# 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.



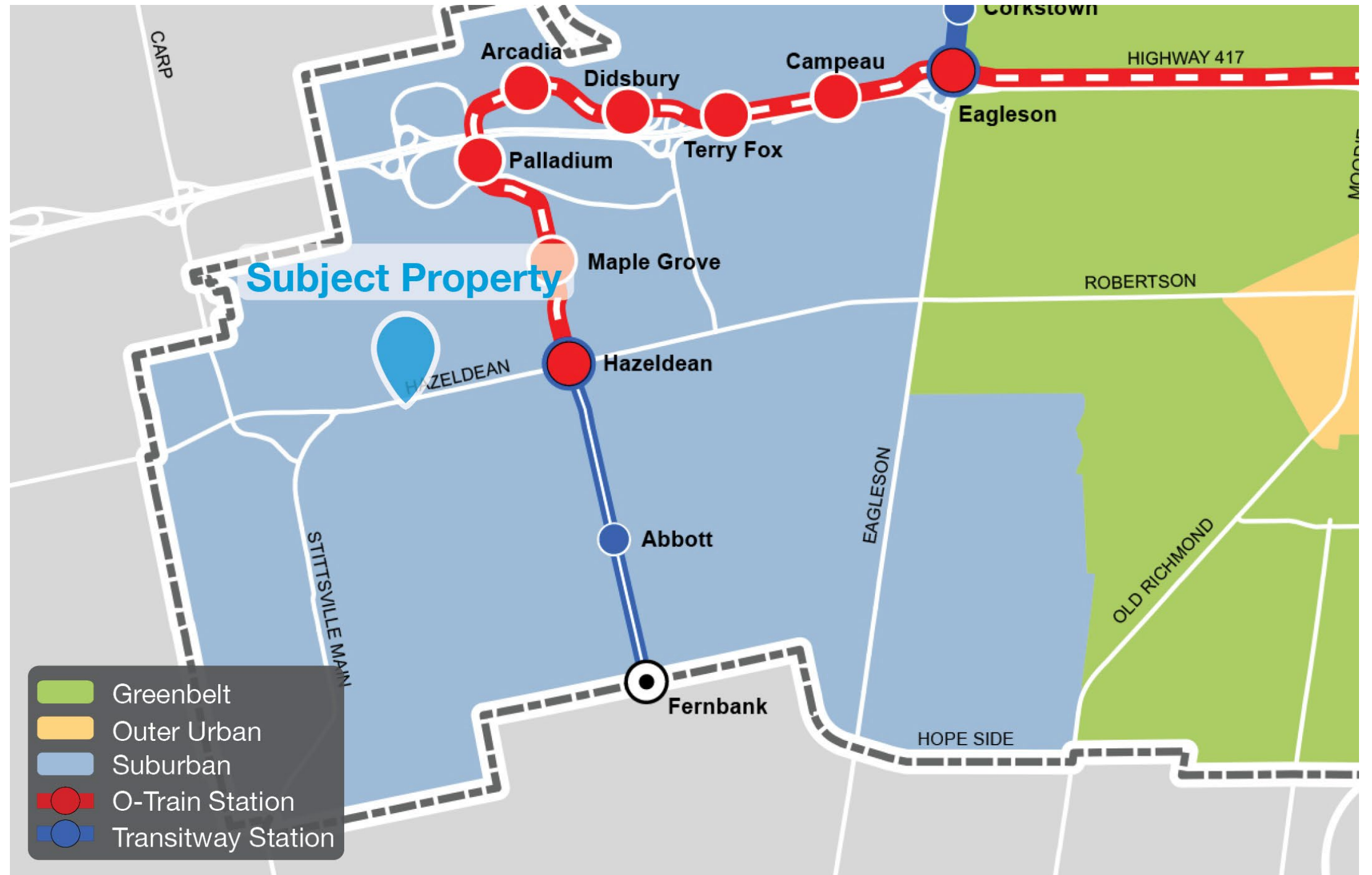
Transportation Master Plan - Map 1, Cycling Network

# 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.



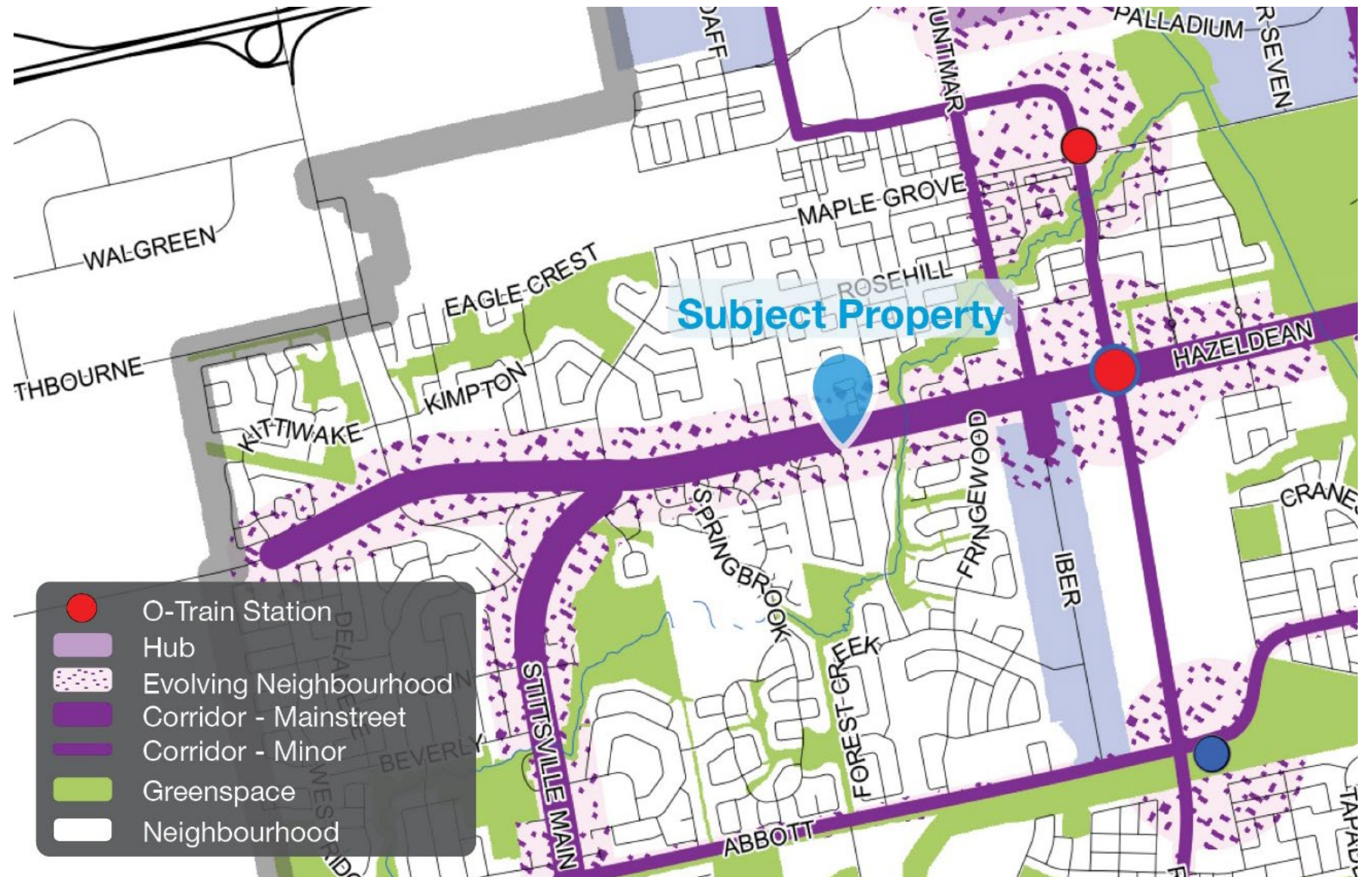
Schedule A - Transect Policy Area

# Official Plan - Designation

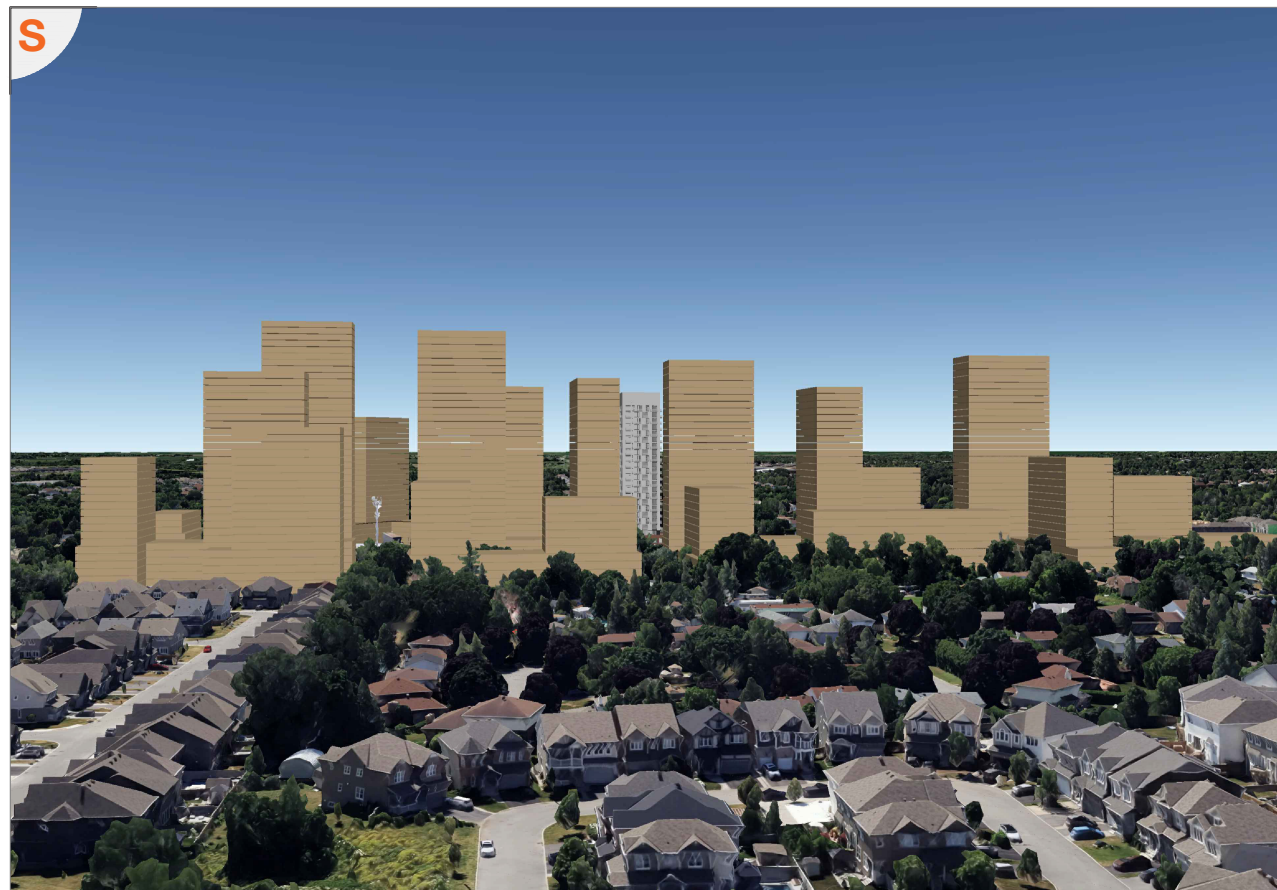
The subject site is designated **Mainstreet Corridor** within the Suburban Transect.

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**

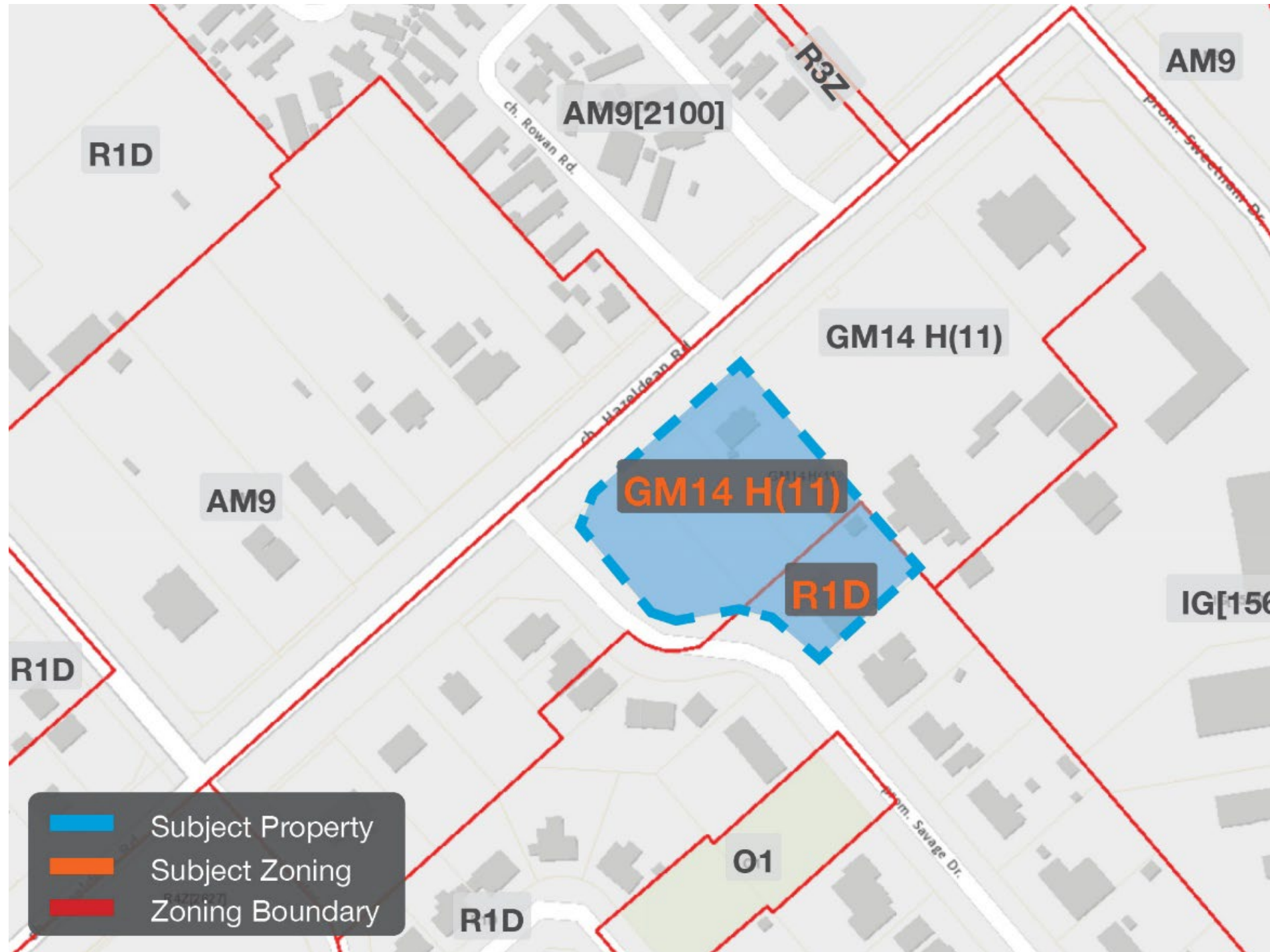
**FOTENN**  
Planning + Design

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

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









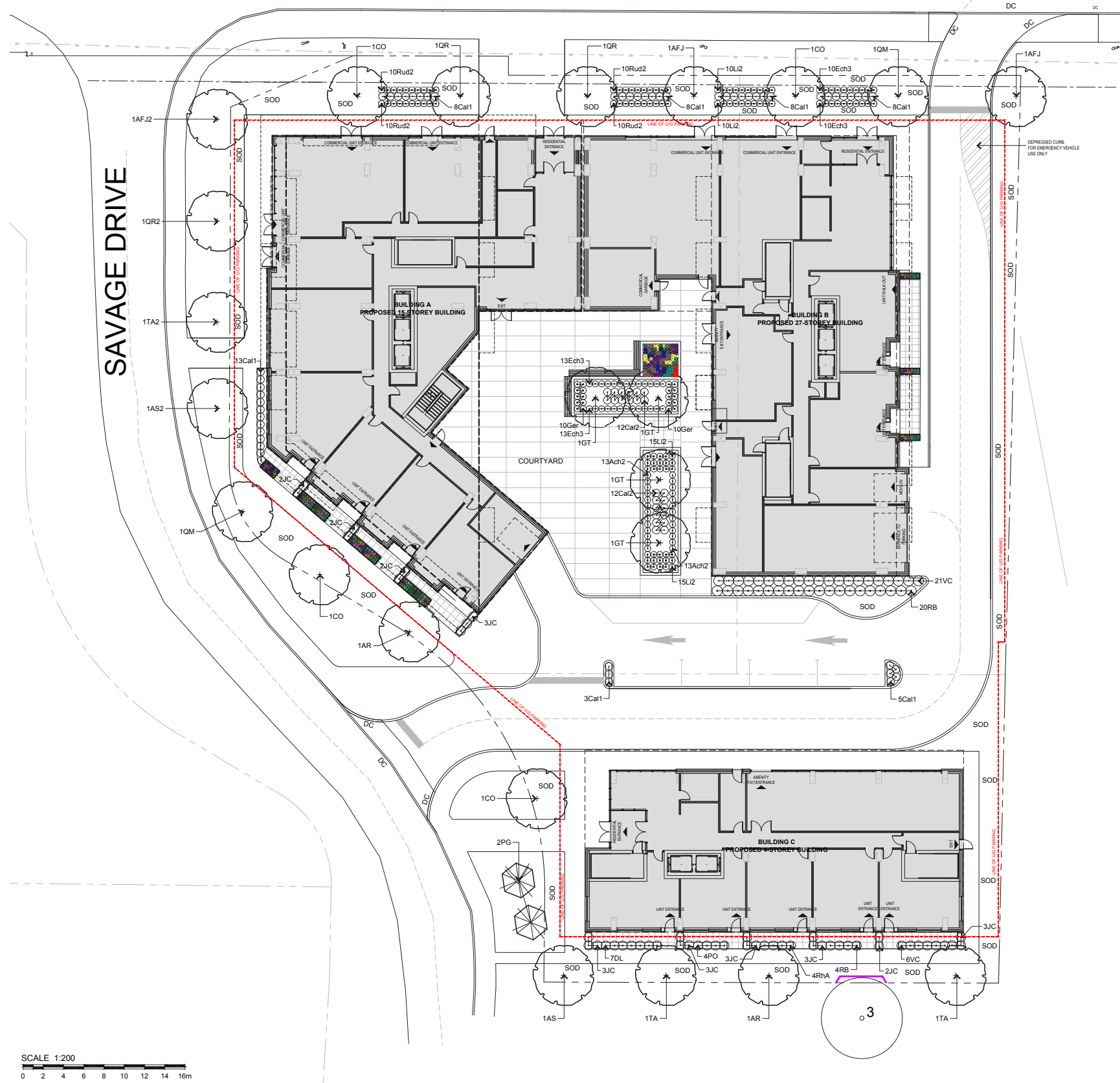


View from Interior Courtyard

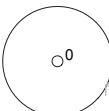
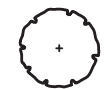
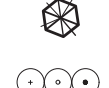

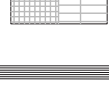

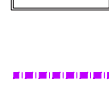







# HAZELDEAN ROAD



## LEGEND / SYMBOL

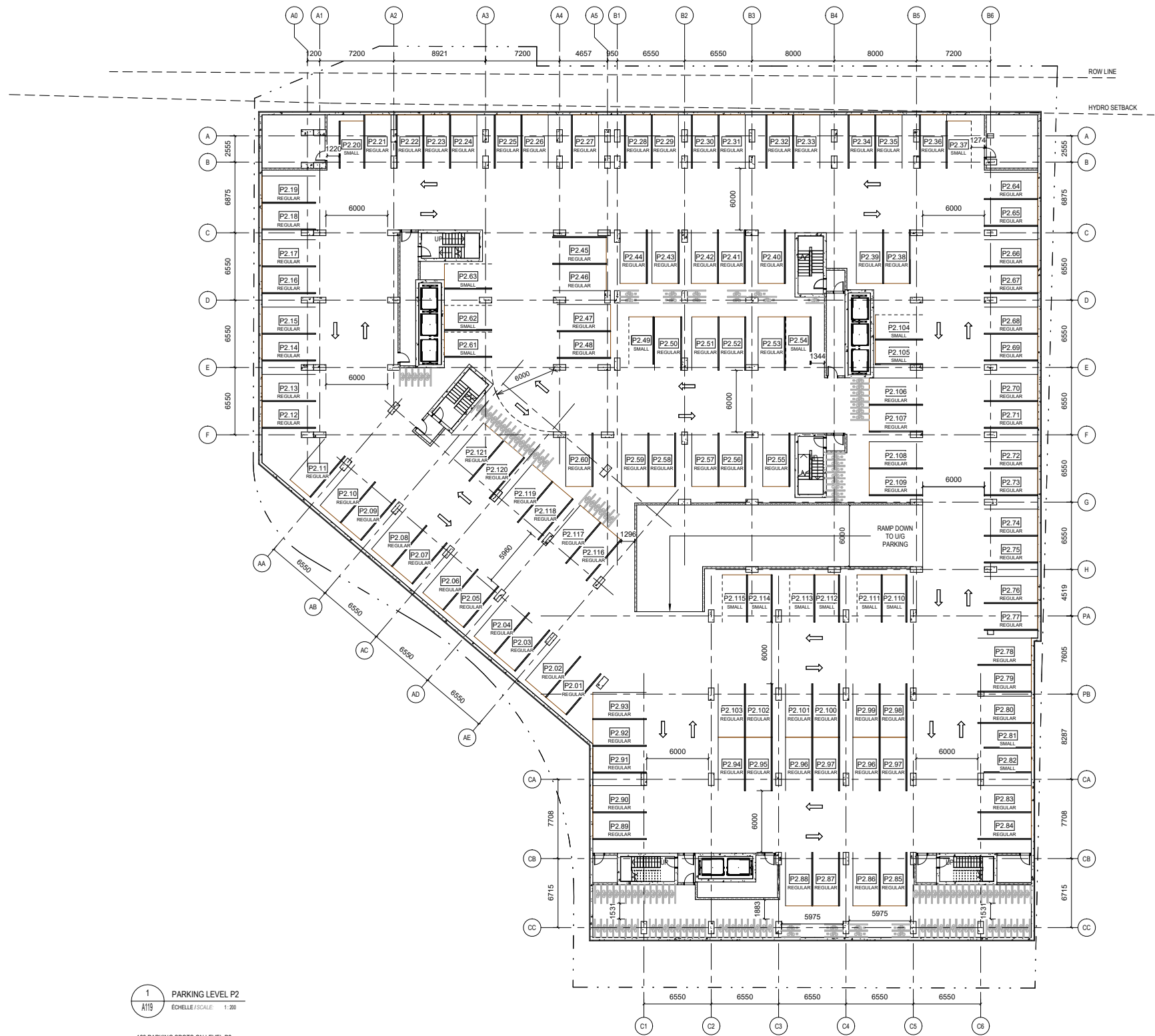
-  EXISTING TREE TO BE RETAINED (Refer to TCR)  
CRZ (Critical Root Zone)
-  PROPOSED DECIDUOUS TREE  
DETAIL 1/L2.02
-  PROPOSED CONIFEROUS TREE  
DETAIL 1/L2.02
-  PROPOSED SHRUBS  
DETAIL 1/L2.02
-  PROPOSED PERENNIALS, ORNAMENTAL GRASSES  
DETAIL 1/L2.02
-  PROPOSED UNIT PAVERS
-  PROPOSED SEATING
-  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

## Proposed Landscape Plan

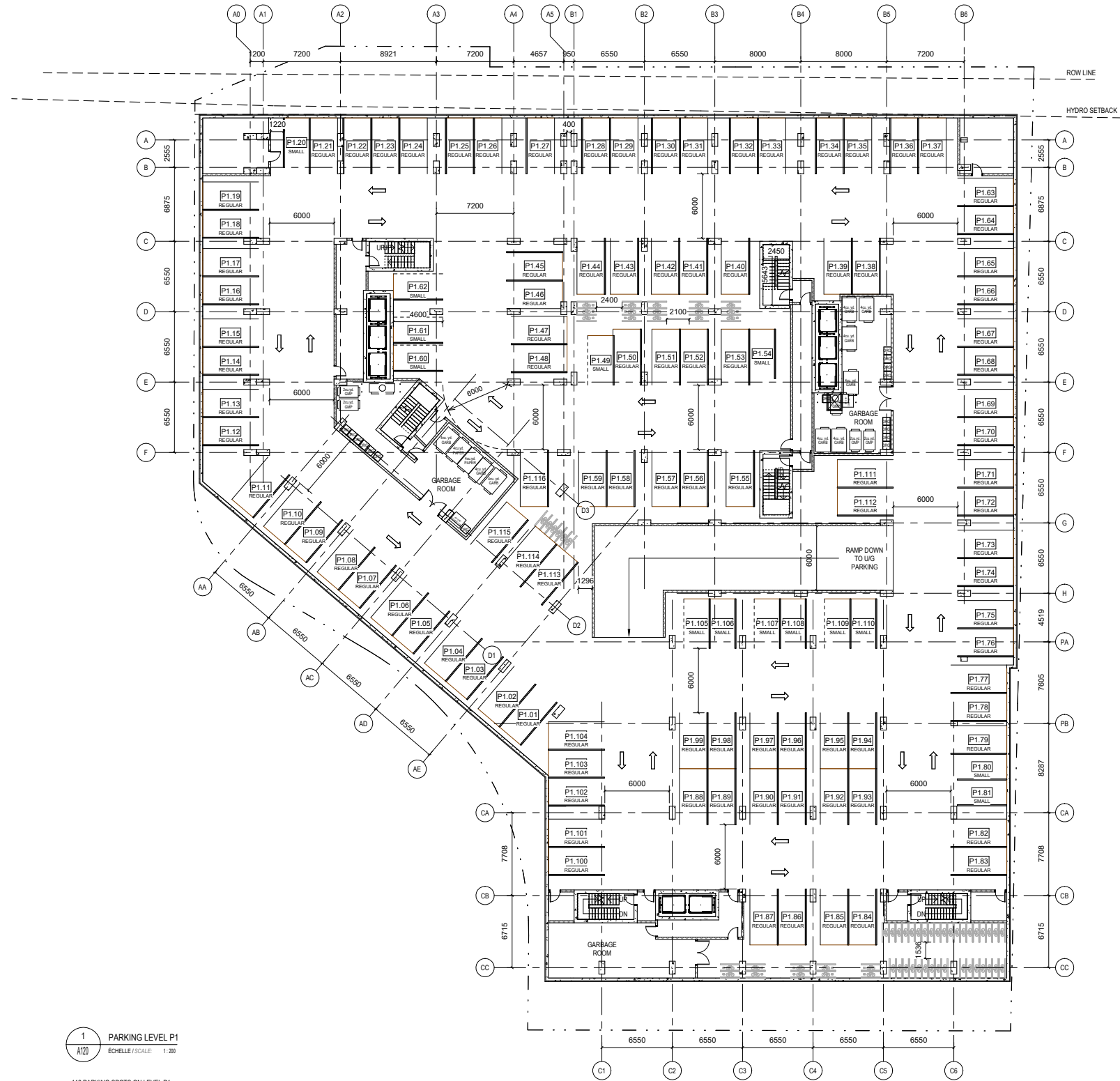
5872, 5880, 5884 Hazeldean Road &  
7 Savage Drive Development  
2428  
June 2026





1 PARKING LEVEL P2  
 A119 ECHELLE/SCALE: 1:200  
 123 PARKING SPOTS ON LEVEL P2

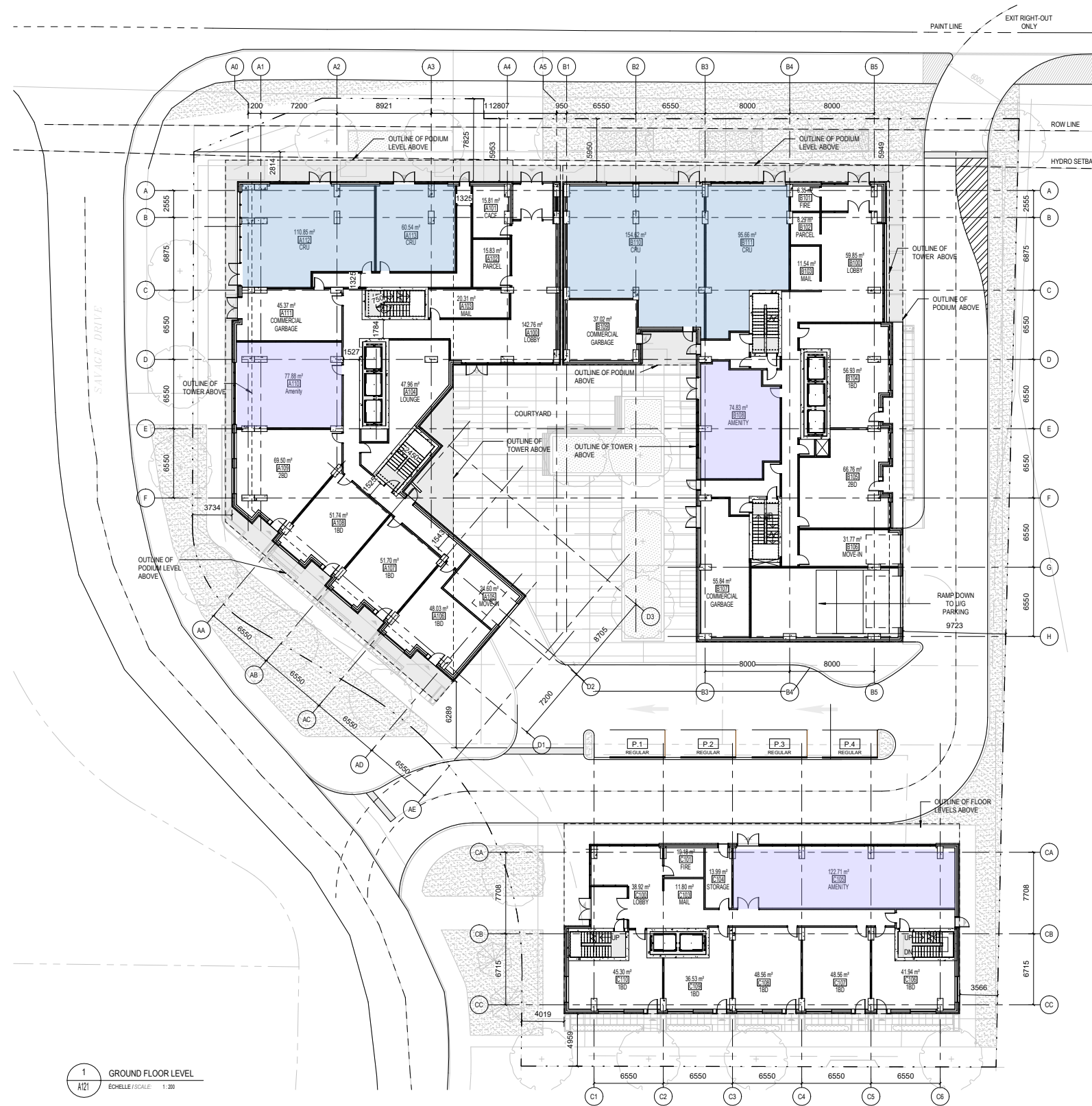


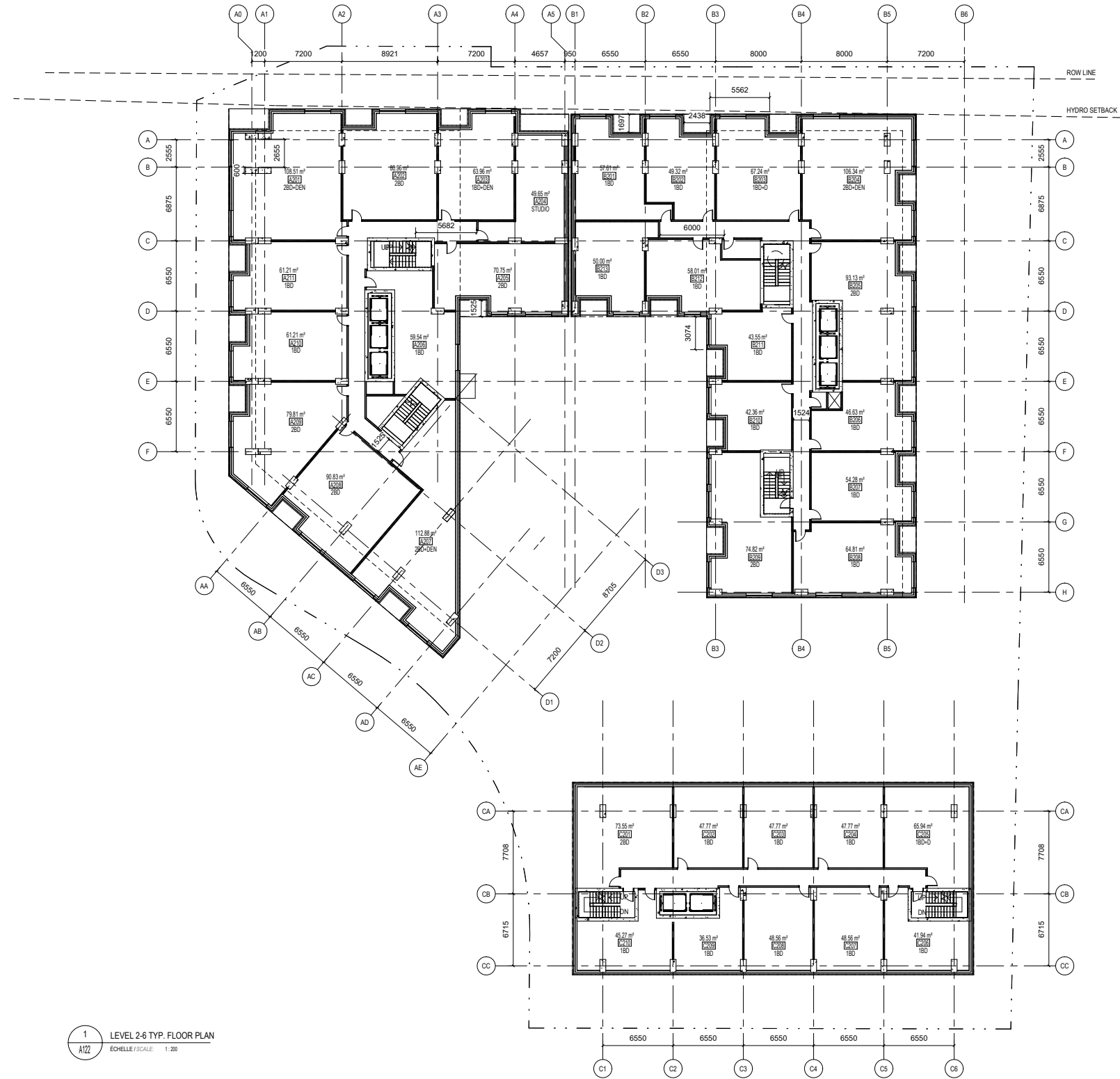


1 PARKING LEVEL P1  
 A100 ECHELLE/SCALE: 1:200  
 116 PARKING SPOTS ON LEVEL P1

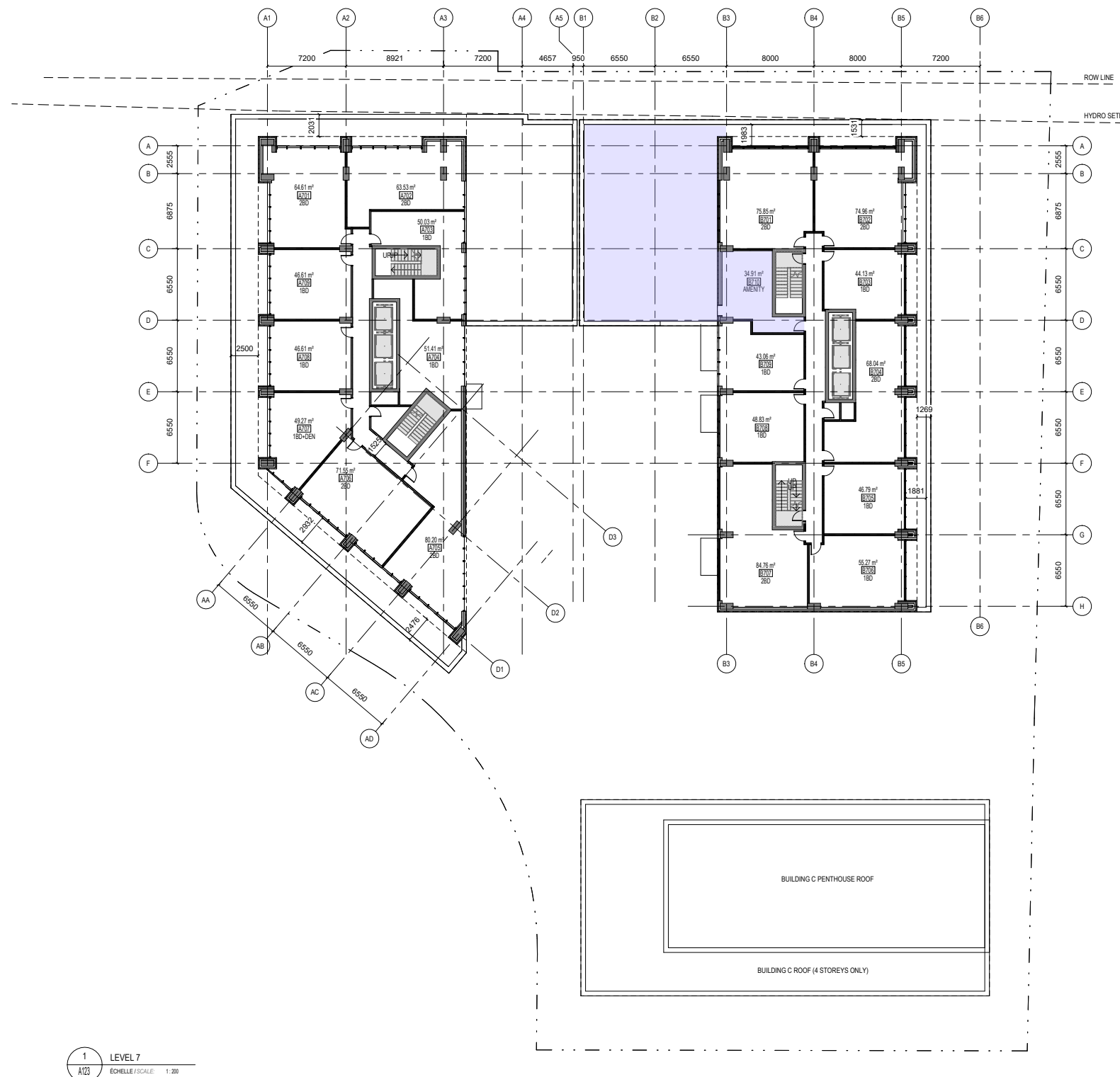


- Amenity
- Commercial
- Outdoor GF Amenity



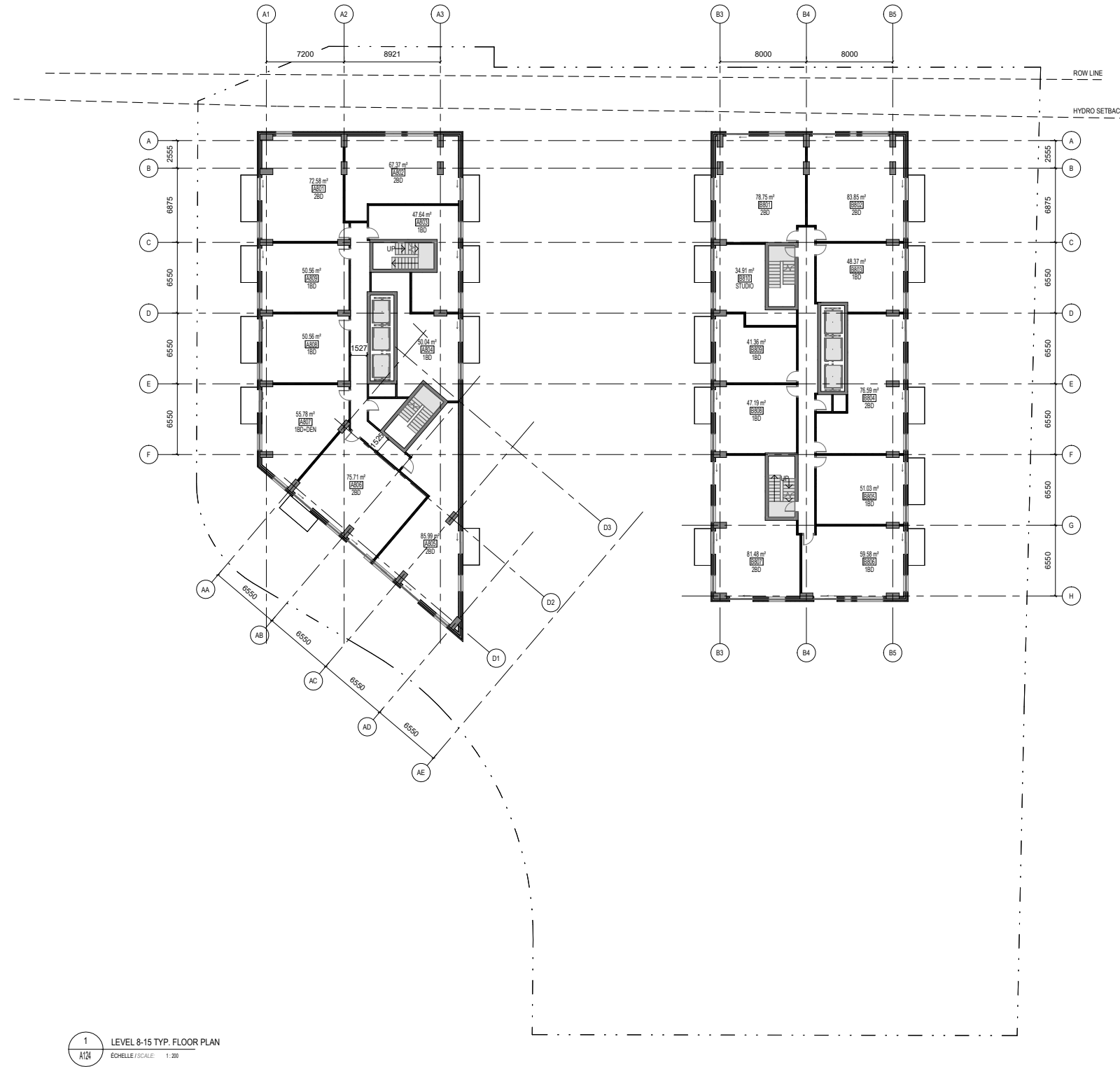


- Amenity
- Commercial

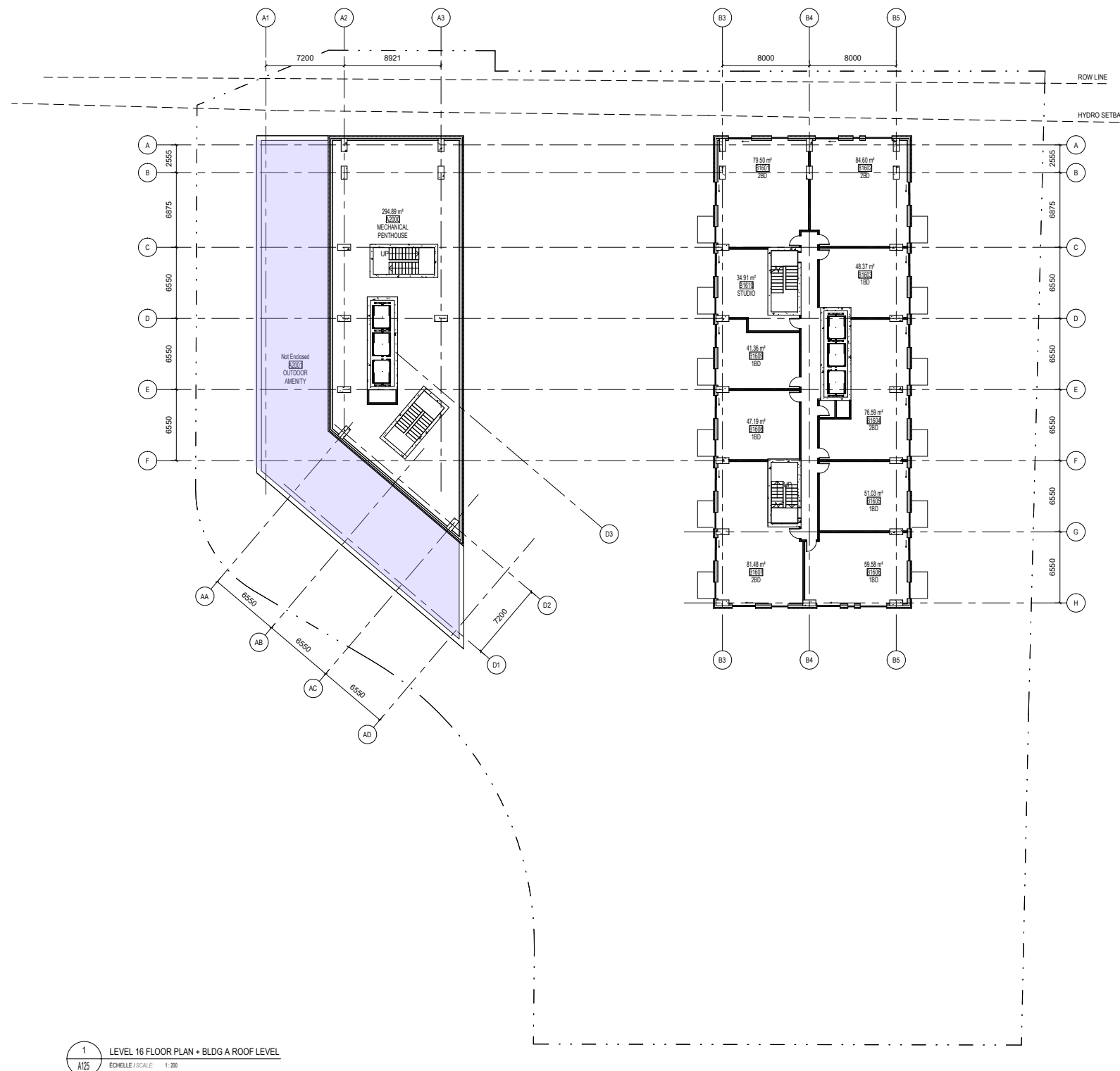


1 LEVEL 7  
A103 ECHELLE/SCALE: 1:200

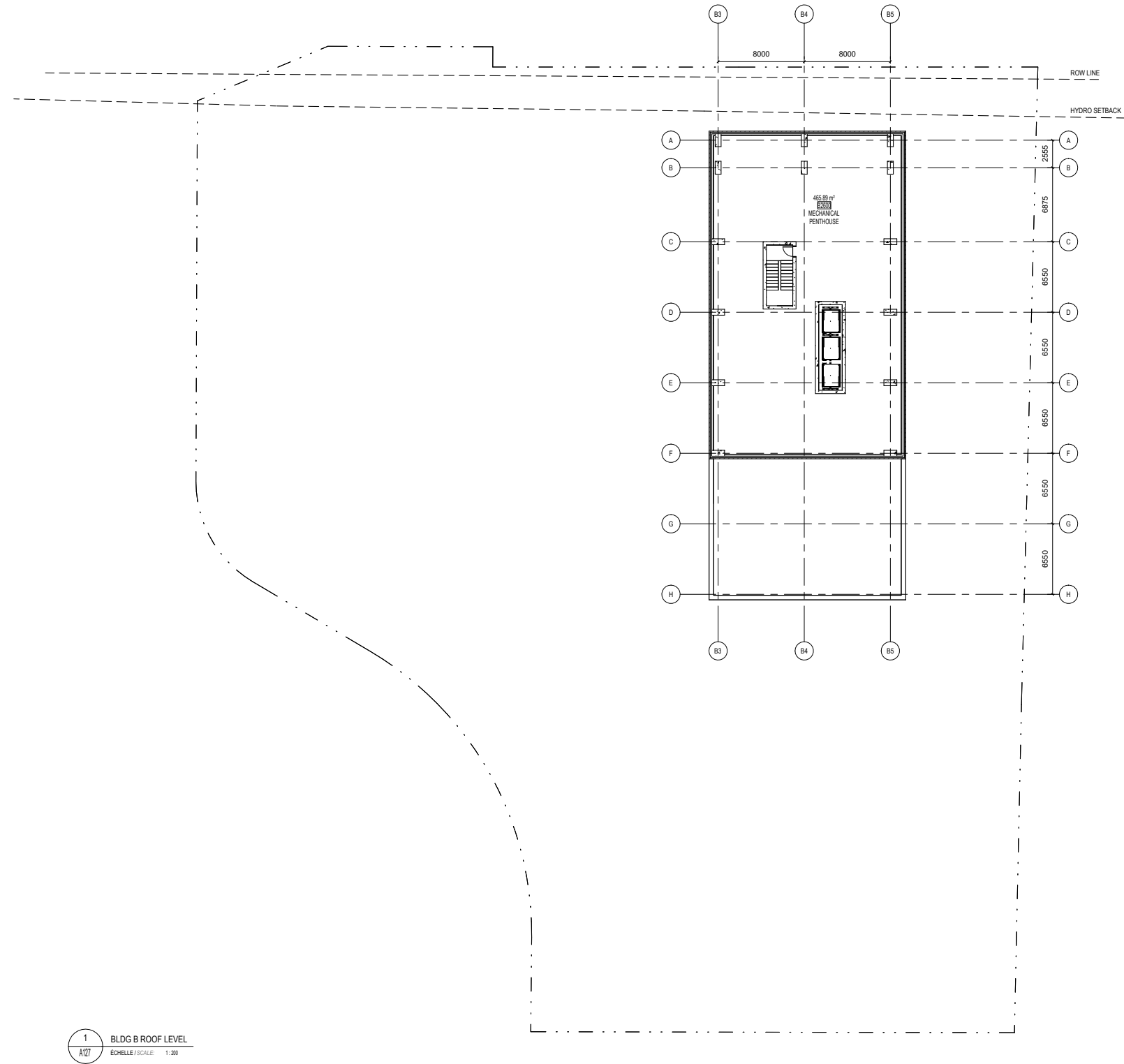




- Amenity
- Commercial

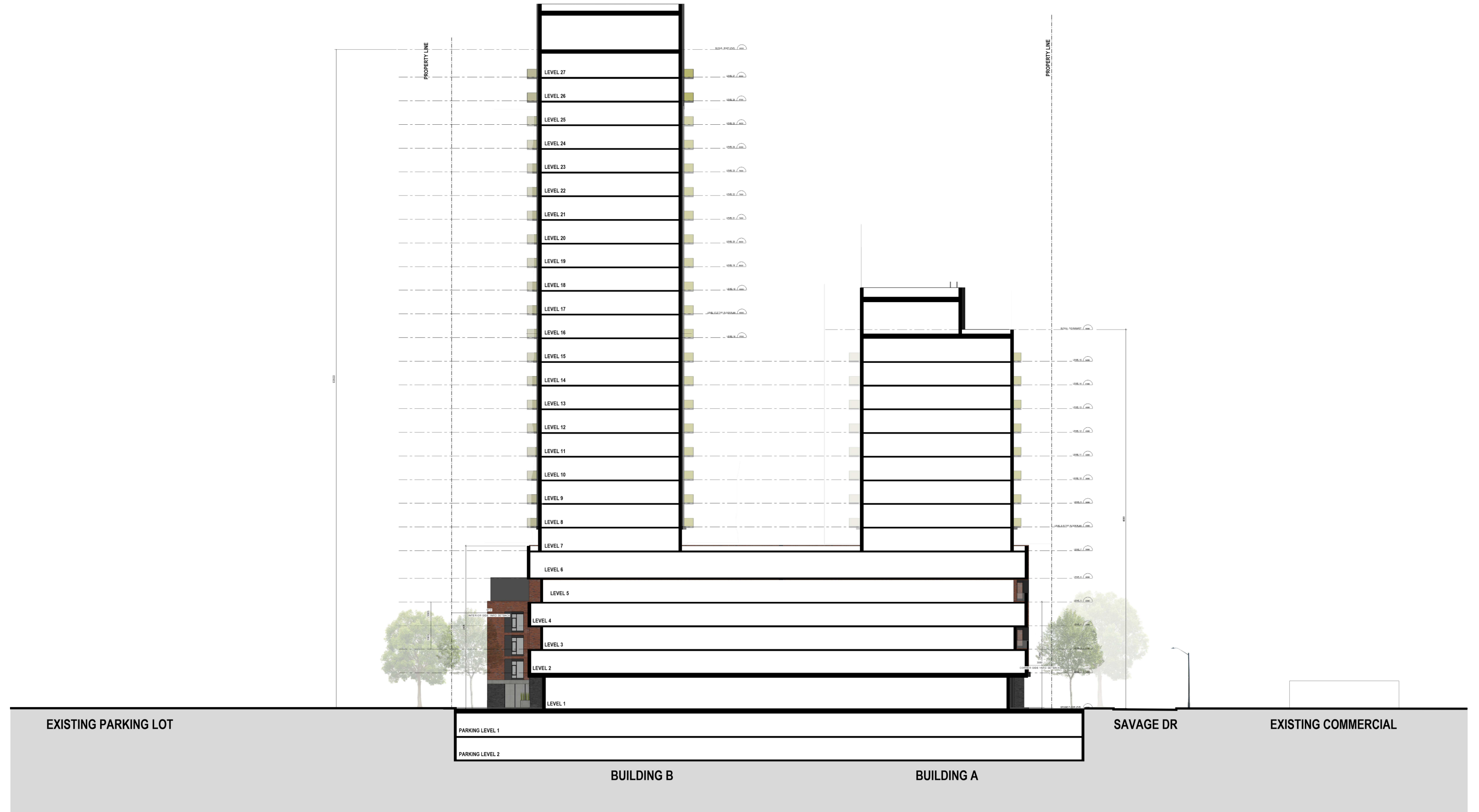




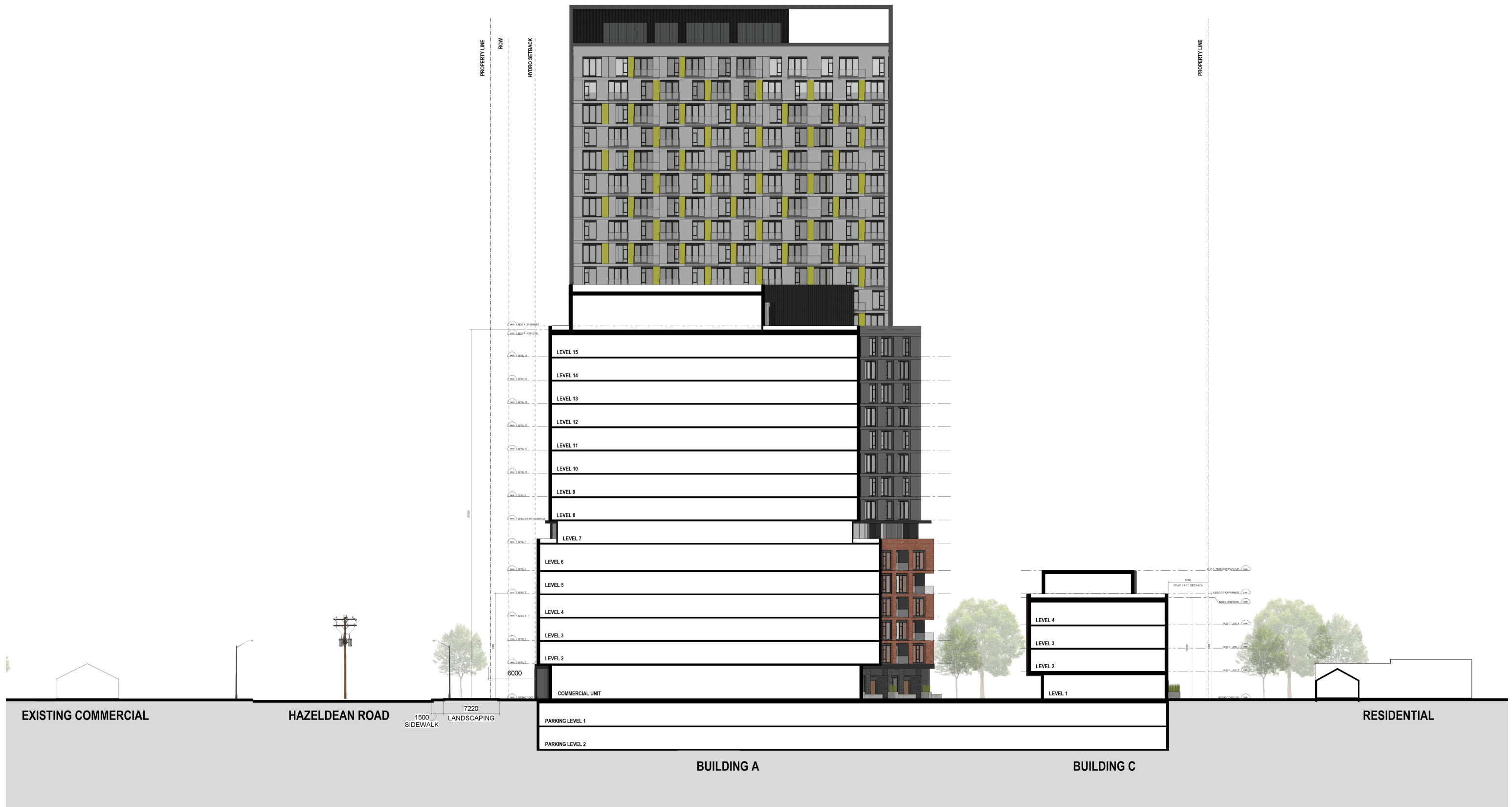


1 BLDG B ROOF LEVEL  
 A107 ECHELLE/SCALE: 1:200

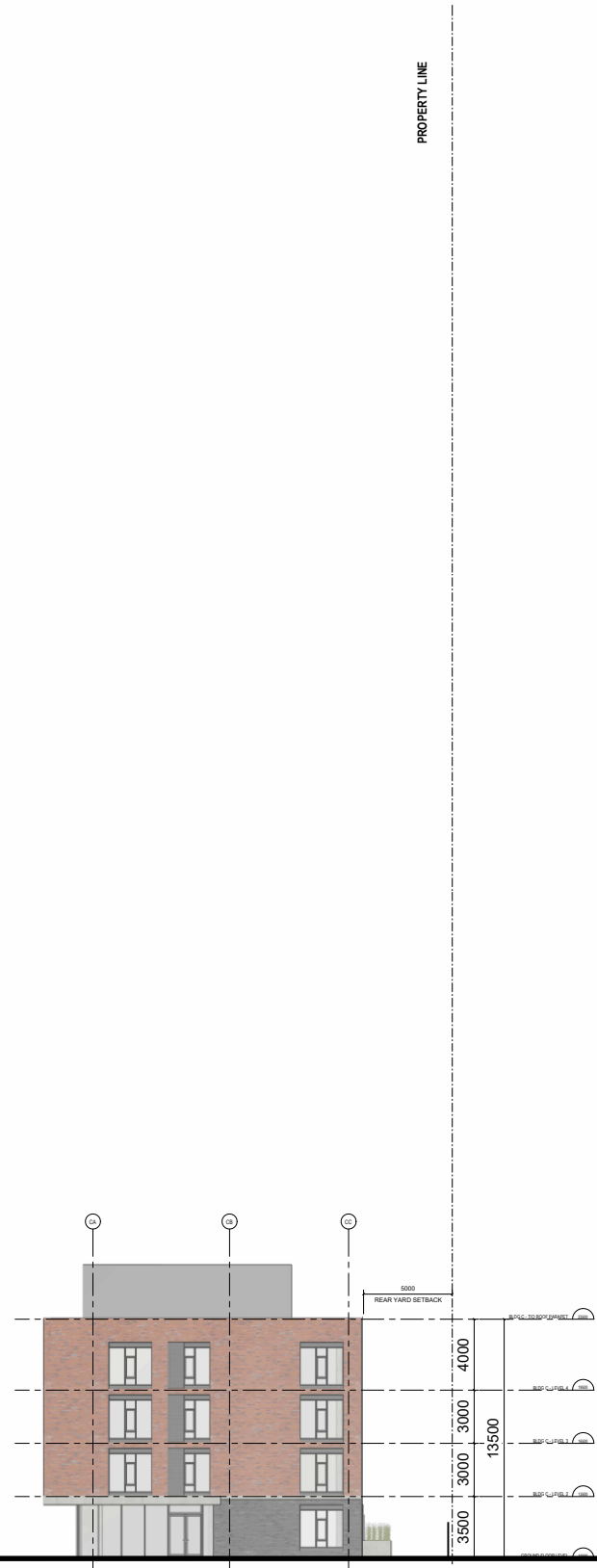
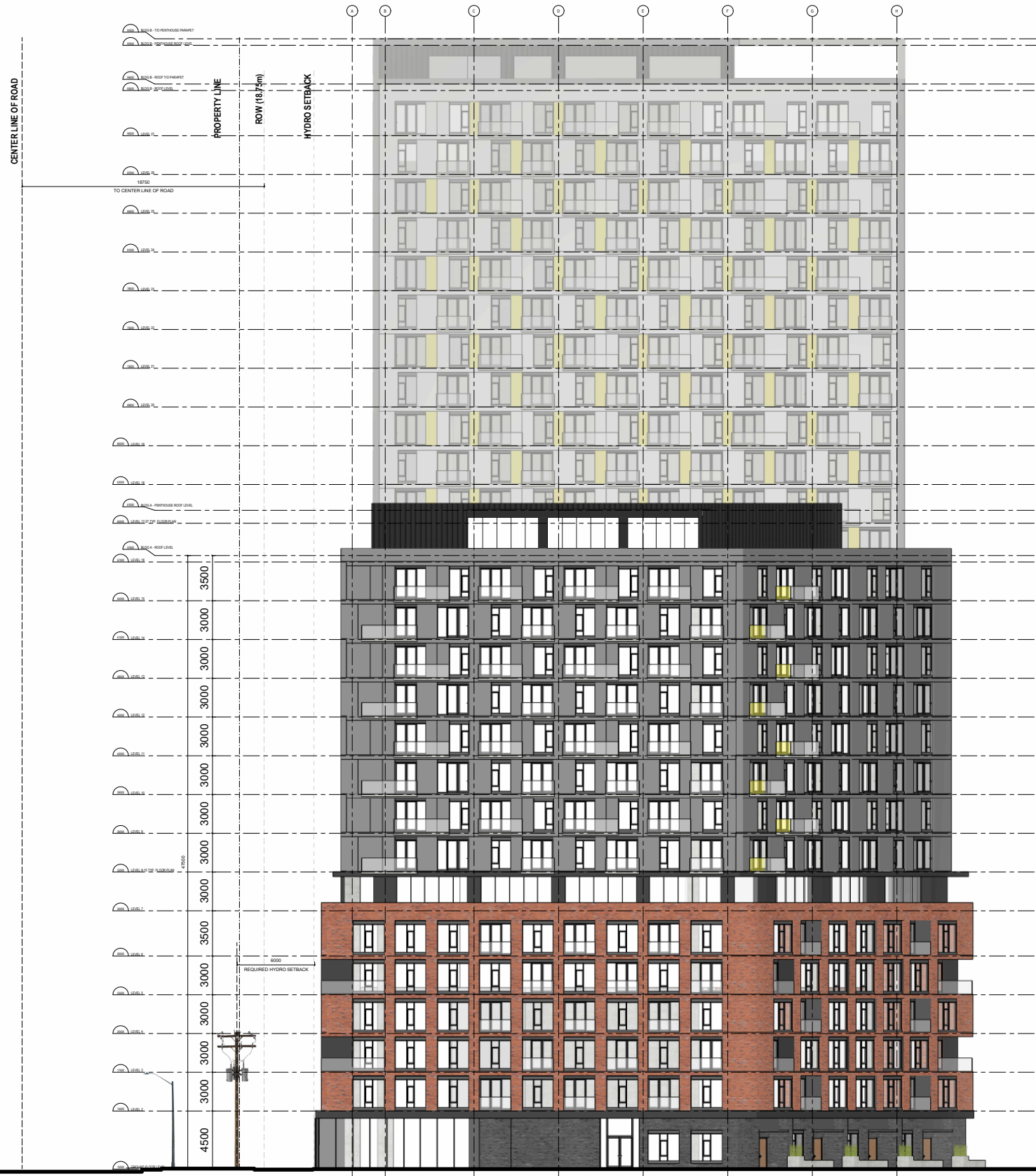










East - West Site Section





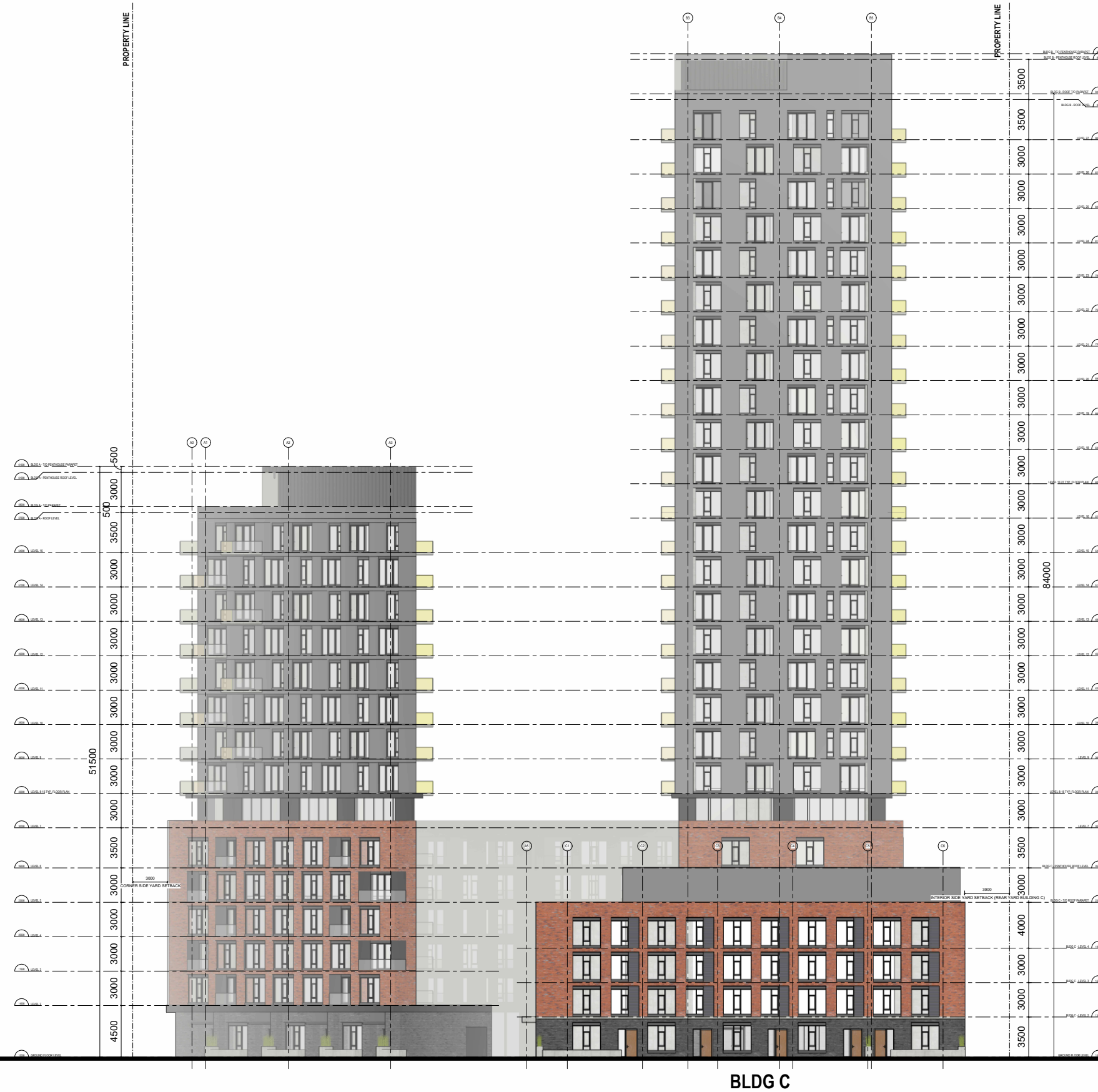


-  Brick Veneer  
Colour: Charcoal
-  Brick Veneer  
Colour: Red
-  Metal Panel  
Colour: Dark Grey
-  Metal Panel  
Colour: Medium Grey
-  Panel  
Colour: White
-  Panel  
Colour: Yellow

HAZELDEAN ROAD

BUILDING A

BUILDING C



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

SAVAGE DR

BLDG C



BUILDING C

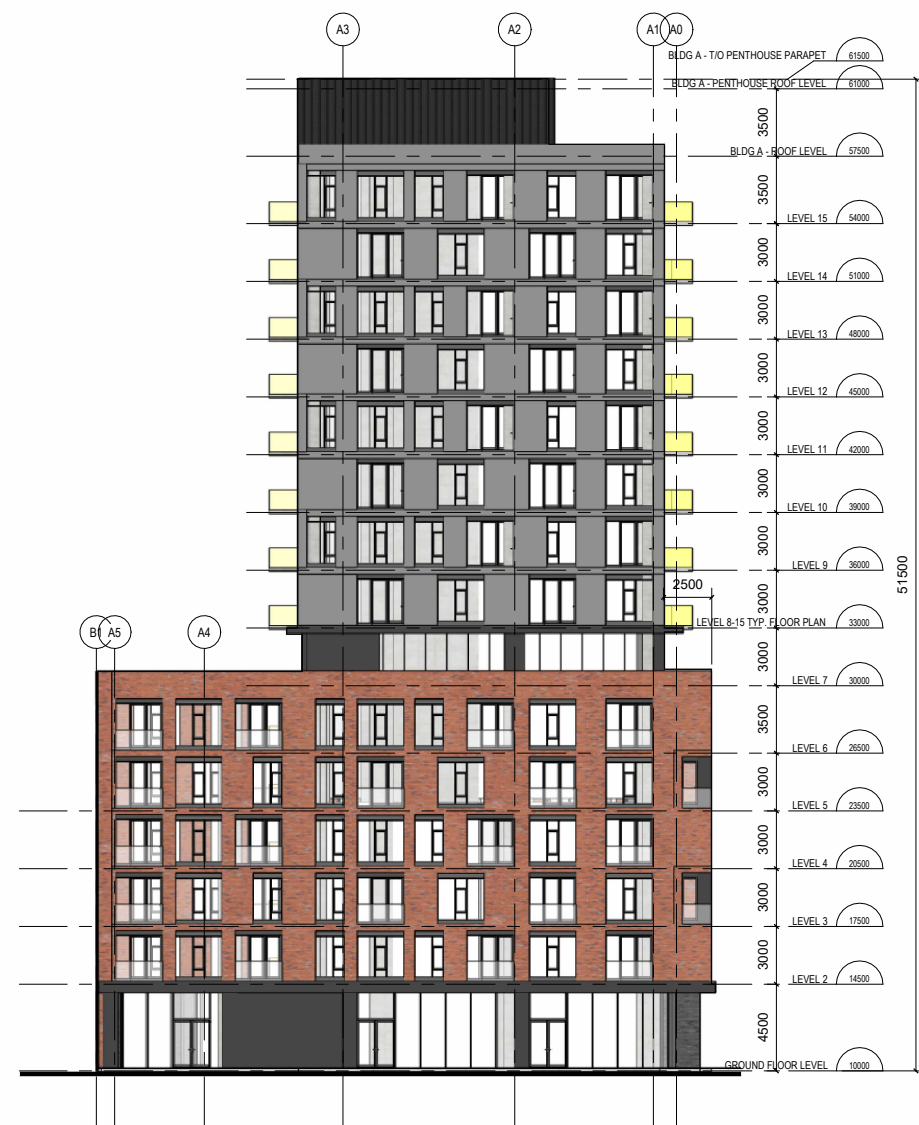
BUILDING B

HAZELDEAN ROAD

East Elevation

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



2 Elevation A-N  
A205 ÉCHELLE / SCALE: 1:200



1 Elevation A-SW  
A205 ÉCHELLE / SCALE: 1:200

## 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

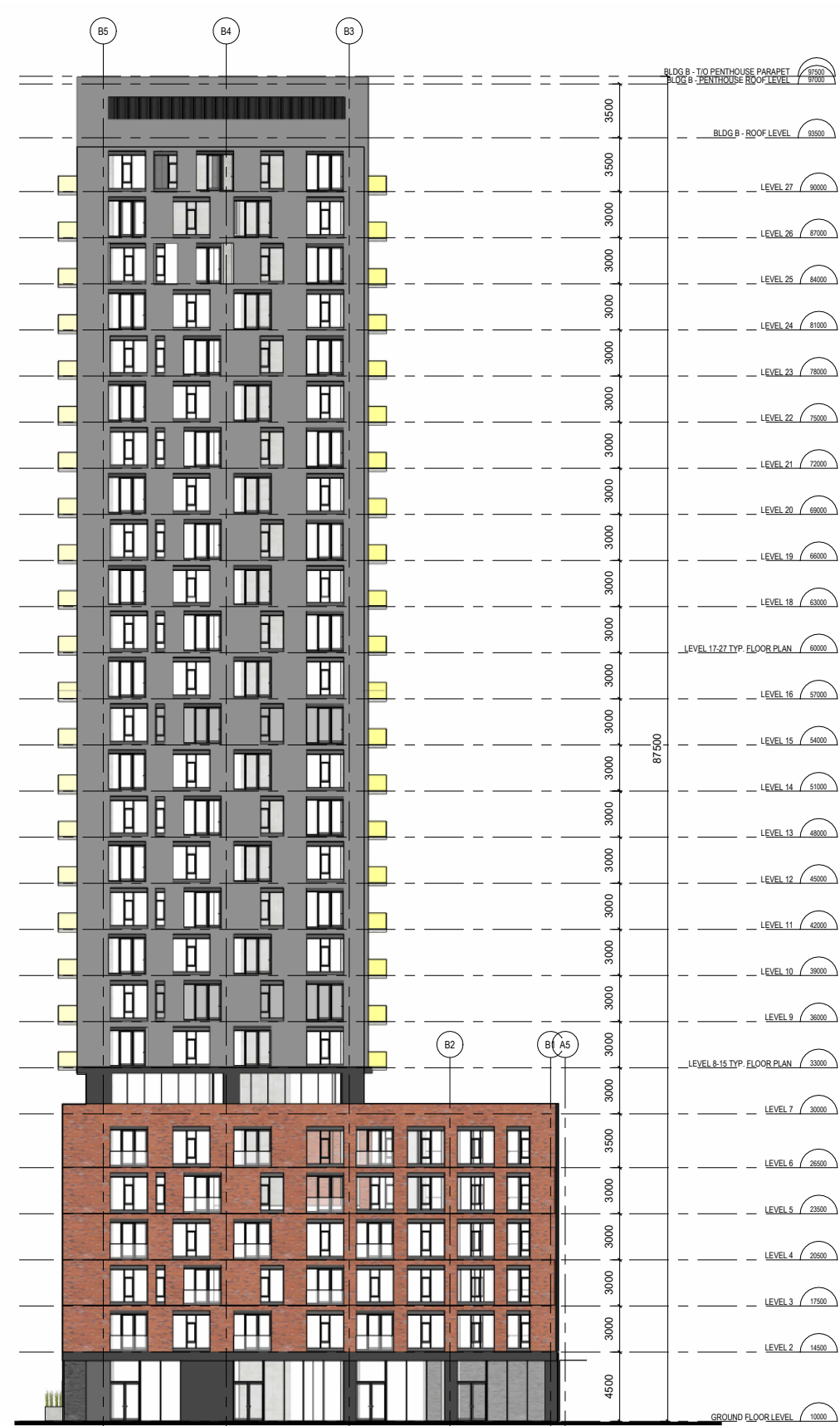
2 Elevation A-W  
A206 ÉCHELLE / SCALE: 1:200

## Building A Elevations

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



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

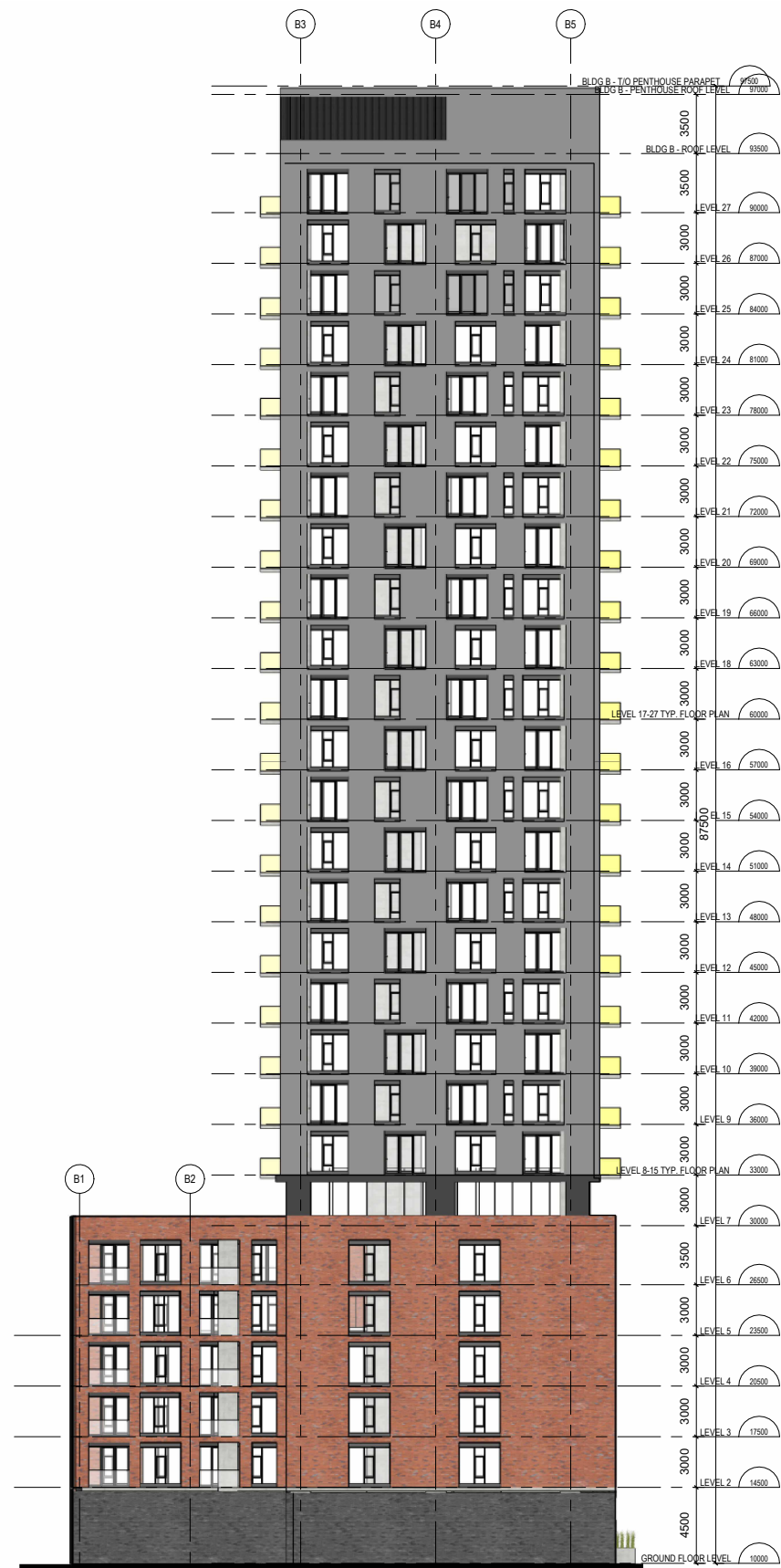


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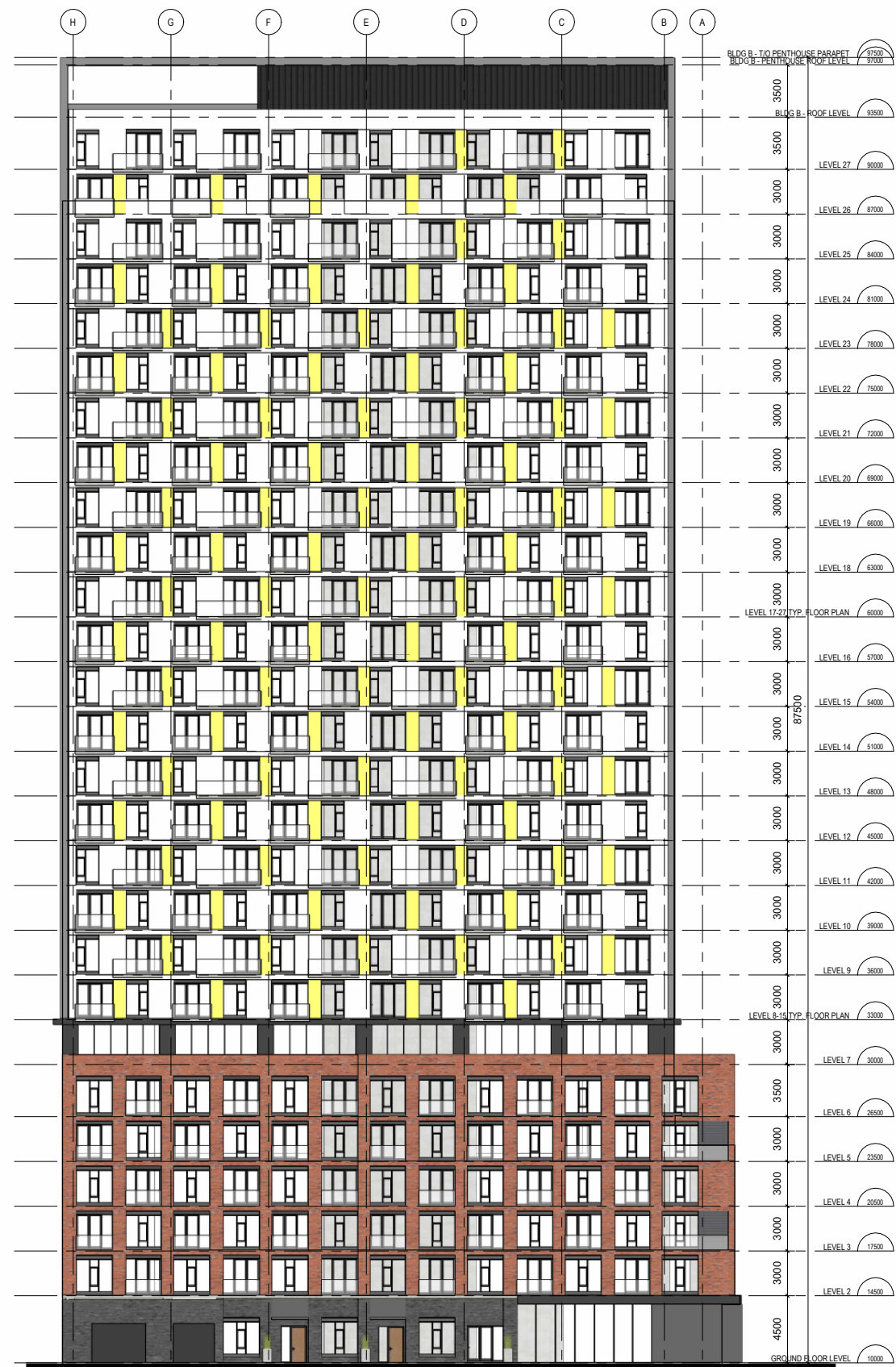
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Colour: Charcoal
-  Brick Veneer  
Colour: Red
-  Metal Panel  
Colour: Dark Grey
-  Metal Panel  
Colour: Medium Grey
-  Panel  
Colour: White
-  Panel  
Colour: Yellow

## 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

5872, 5880, 5884 Hazeldean Road &  
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 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



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



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



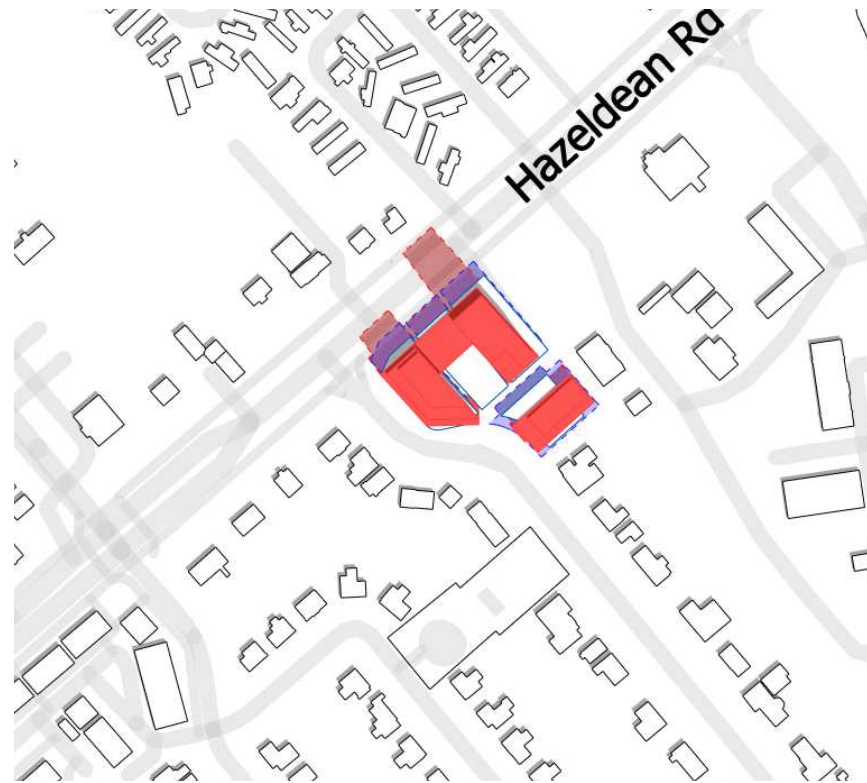
2 Elevation C-S  
A209 ÉCHELLE / SCALE: 1:200



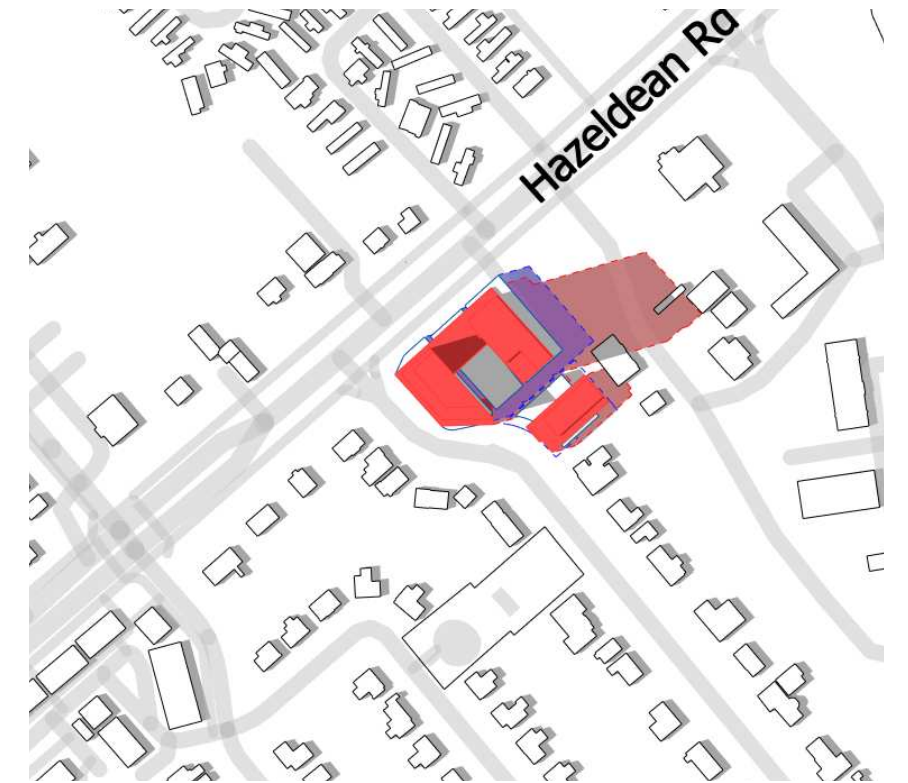
1 Elevation C-N  
A209 ÉCHELLE / SCALE: 1:200



8:00am



12:00pm

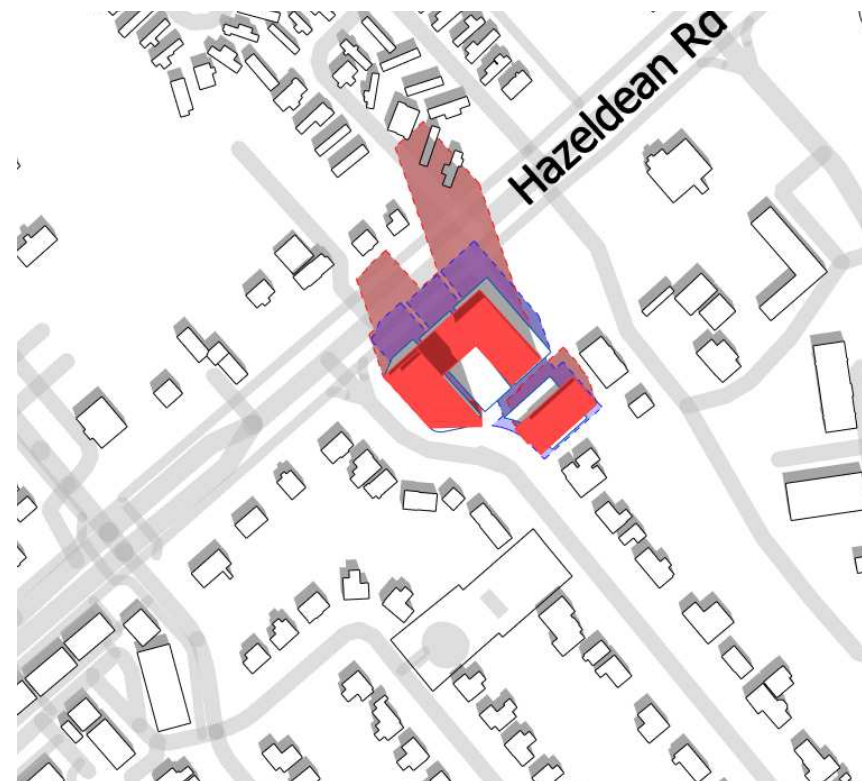


4:00pm

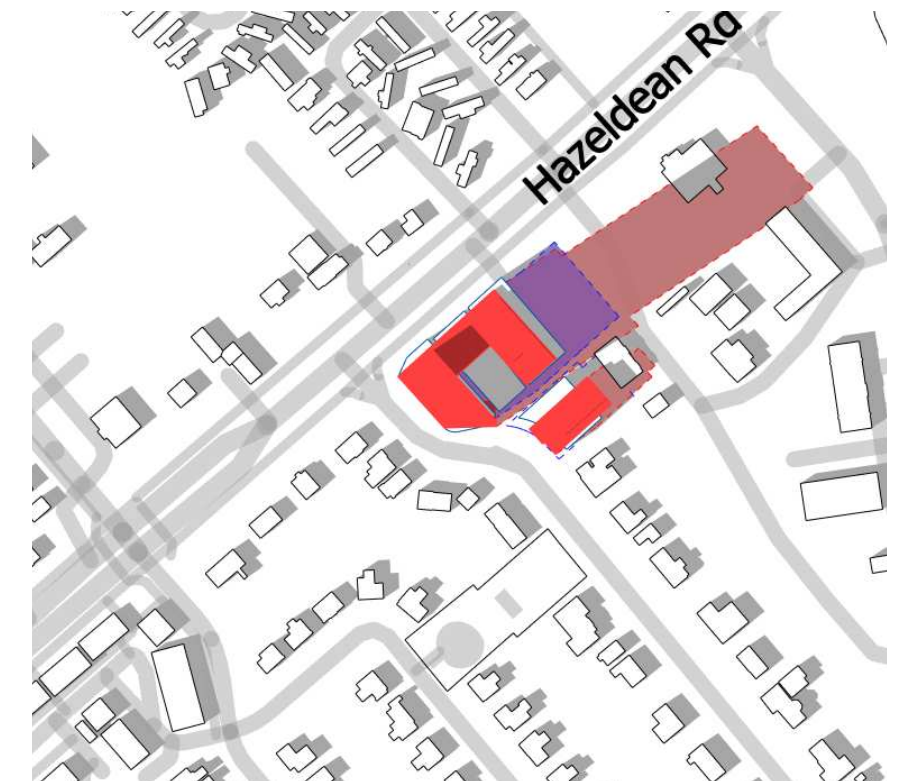
LEGEND	
	PROPOSED DEVELOPMENT
	AS OF RIGHT OUTLINE
	NEW NET SHADOW
	PROPOSED SHADOW OUTLINE
	AS OF RIGHT SHADOW OUTLINE



8:00am



12:00pm



4:00pm

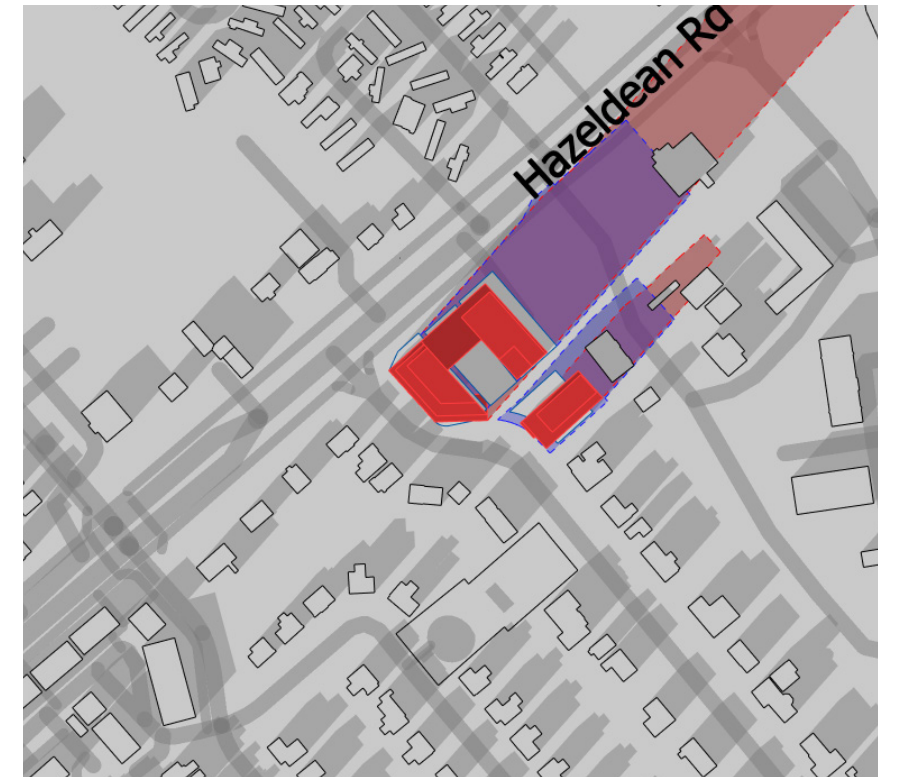
LEGEND	
	PROPOSED DEVELOPMENT
	AS OF RIGHT OUTLINE
	NEW NET SHADOW
	PROPOSED SHADOW OUTLINE
	AS OF RIGHT SHADOW OUTLINE



9:00am



12:00pm



3:00pm

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