



2261 AND 2273 FOX CRESCENT
Ottawa, ON

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:: Ottawa, ON



THE OFFERING

CBRE Limited (the "Advisor" or "CBRE") is pleased to offer for sale 2261 and 2273 Fox Crescent, Ottawa (the "Property") located in the Ottawa West neighbourhood of Whitehaven. The Property has conditional approval for severance into four executive residential lots.

Currently the Property is improved with two residential homes that are leased offering attractive interim holding income to a prospective purchaser. This Property offers an investor/developer the opportunity to acquire four well located re-development lots in a mature and established residential area.

Other highlights include:

- :: Close proximity to Carling Avenue, one of Ottawa's largest commercial/retail avenues
- :: The property's shape and size provides for an ideal development opportunity
- :: City of Ottawa conditional approval in place for 4 executive residential lots
- :: Existing architectural drawings, site plans, studies and reports on file
- :: Great neighbourhood demographics with ideal access to public transit routes
- :: Numerous nearby amenities including Carlingwood Shopping Centre, Bayshore Shopping Centre and Pinecrest Shopping Centre

SALE PRICE

The property is being sold for \$950,000

All offers are to be delivered by courier, fax or e-mail to the following:

CBRE Limited

333 Preston Street – 7th Floor

Preston Square, Tower I

Ottawa ON, K1S 5N4

Attention: Quintin Colaiacovo

quintin.colaiacovo@cbre.com

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PROPERTY OVERVIEW

The Property is two separate residential lots:

PROPERTY A

Municipal Address	2261 Fox Crescent, Ottawa ON, K2B 7K5
Dimensions	84.60 feet of frontage along the NORTH side of FOX CRS; 258.30 feet of depth
Legal Description	PLAN 464 E PT LOT 10 FOX N
Site Area	21,852.18 SF -Rectangular Shaped (Subject to confirmation by survey)
Services	Full municipal services are available to the subject site including water, hydro, telephone, gas and sewers.
Zoning	R1 G
Type	Bungalow
Status	Rented

PROPERTY B

Municipal Address	2273 Fox Crescent, Ottawa ON, K2B 7K5
Dimensions	70.00 feet of frontage along the NORTH side of FOX CRS; 275.80 feet of depth
Legal Description	PLAN 464 W PT LOT 10 E PT LOT 11 FOX
Site Area	19,306 SF - Irregular Rectangular Shaped (Subject to confirmation by survey)
Services	Full municipal services are available to the subject site including water, hydro, telephone, gas and sewers.
Zoning	R1 G
Type	1.5 Storey
Status	Vacant since December 2012

The subject property provides for an attractive redevelopment opportunity.

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Rendering and Floor Plan

RENDERING AND FLOOR PLAN





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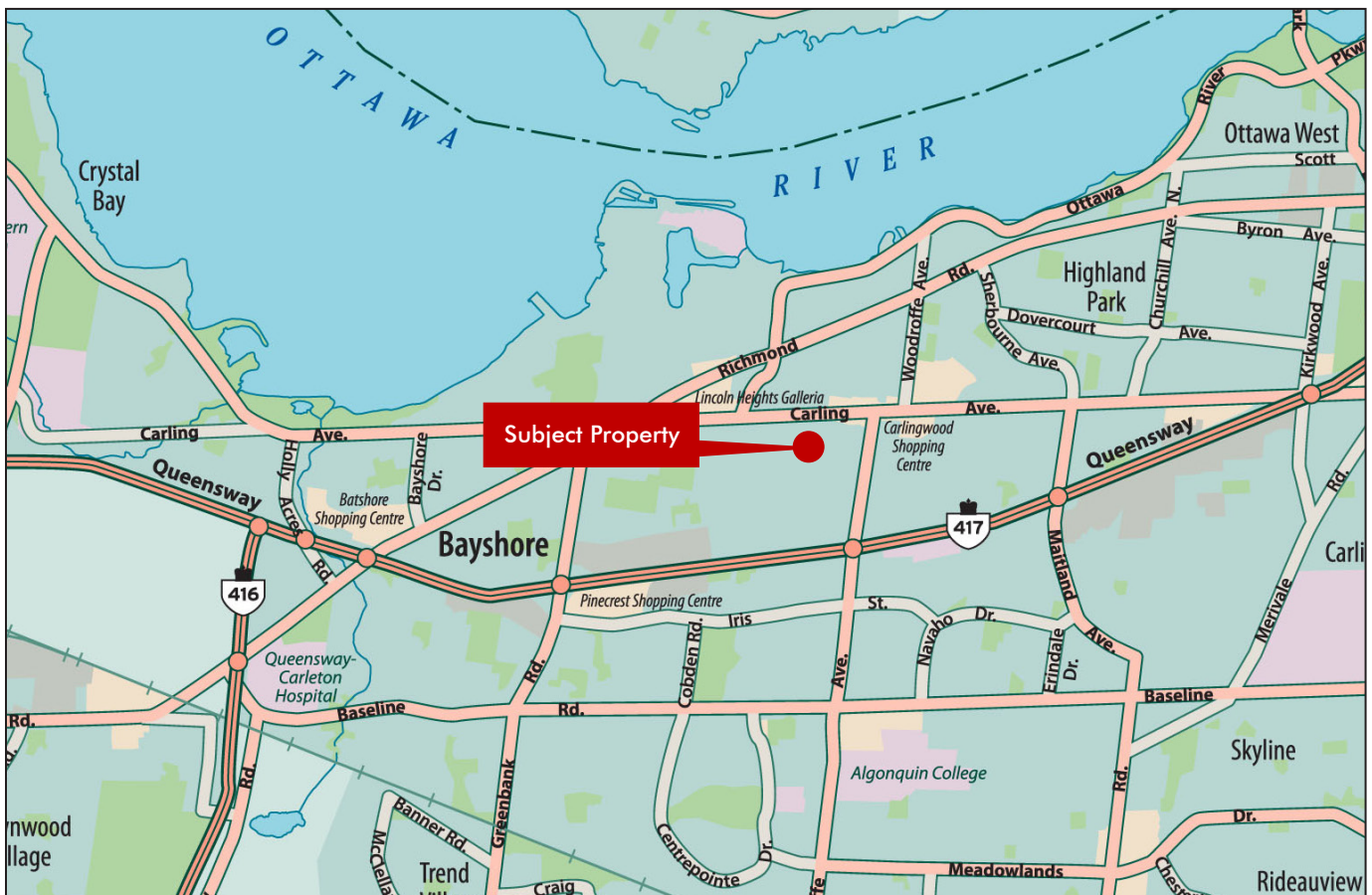
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NEIGHBOURHOOD OVERVIEW

Located in Ottawa's west-end, Whitehaven is a small neighbourhood located approximately 10 kilometres west of downtown Ottawa. It is bound by Carling Avenue to its north, Woodroffe Avenue to its east, and the OC Transpo transit way lining the west, while the Queensway Freeway forms the southern limitation.

Originally developed in the 1950's on the lands of Fox Farm, the homestead is still located on Fox Crescent in the north part of the neighbourhood. The windmill tower is now shaded by a large tree, but is primarily intact. In the 1960's, the west side of the neighbourhood was developed in smaller lots (the lots in the 50's were typically 50x50) but with large custom homes built on them. In contrast, the east side of the neighbourhood had several lots subdivided, and infill housing erected, giving the area a very eclectic character and plenty of depth.

There is a large park with a playground on the south west corner of Whitehaven, complementing the areas primary grade school and high school. Primarily an English community the schools were built in the 1960's and remained Anglophone until the late 1990's when they closed and re-opened as French schools.



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CONDITIONAL SEVERANCE

On November 7, 2012, the City of Ottawa granted a conditional approval to the application made to sever both lots in half and creating a total of four new residential lots for the purpose of single family dwelling development. These conditions are required to be satisfied within a one year period:

1. That the Owner provide evidence that the accompanying Minor Variance Applications D08-02-12/A-00357-358 have been approved, with all levels of appeal exhausted.
2. That the Owner provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor, or a certified Civil Engineering Technologist certified in the Province of Ontario, has been approved by the City of Ottawa Manager, Development Review - Urban Services Branch, or his delegate. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties and shall include additional existing grades outside the properties to identify surrounding drainage characteristics. This will include existing grades within the road right-of-way to clearly delineate road drainage characteristics and patterns. The grading and drainage plan may include the provision for a rear yard catch basin and corresponding connection to a storm sewer on City property, in which case, the Owner(s) shall establish a construction, maintenance and joint-use agreement or grant an easement for the rear yard catch basin and connection pipe over all the severed properties and retained properties, and register title on all the properties, as a condition to be fulfilled prior to the stamping of the deed(s). This agreement shall be submitted to and approved by the Manager, Development Review — Urban Services Branch or his delegate. The Owner is put on notice that depressed driveways are not preferred but if required must be connected to a Municipal Storm Sewer system with a 1:100 year Hydraulic Grade line below the footing elevations. Excessive proposed grade changes around the dwelling(s) to meet Zoning By-Law height restrictions will not be permitted.
3. That the Owner provide proof, to the satisfaction of the Development Review — Suburban Services Branch that each parcel has its own independent storm (if applicable), sanitary and water services connected directly to City infrastructure. These services should not cross the proposed severance line. If they do cross or are not independent then the Owner will be required to relocate or construct new services from the City sewers/water main, at his/ her cost.

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CONDITIONAL SEVERANCE

4. That the Owner provide evidence that payment has been made to the City of Ottawa of cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of the land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2009-95, as amended.
5. That the Owner provide evidence that the existing dwelling straddling the proposed severance line has been demolished.
6. That the Owner file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, confirming the frontage and area of the severed land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required. The Reference Plan must conform substantially to the sketch filed with the Applications for Consent.
7. That upon completion of the above conditions, and within the one-year period outlined above, the Owners file with the Committee, the “electronic registration in preparation documents” for the Conveyances and a Maintenance/Joint-Use Agreement for which the Consents are required.

CBRE Limited
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FOR MORE INFORMATION CONTACT:

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