

CBRE

# Infill Site

RESIDENTIAL DEVELOPMENT OPPORTUNITY

TRIM ROAD, ORLÉANS, OTTAWA



List Price \$4,000,000

Site Size 2.125 acres

ERIK FALARDEAU\*  
Senior Vice President  
+1 613 788 3791  
erik.falardeau@cbre.com  
\*Sales Representative

CBRE LIMITED  
340 Albert Street, Suite 1900  
Ottawa, ON, K1R 7Y6  
+1 613 782 2266



# About the Offering

CBRE's Land Services Group Ottawa is pleased to offer for sale on behalf of 2280430 ONTARIO INC (the "Seller" or "Owner") the 2.125 acre vacant, infill development block at 0 Trim Rd (the "Property" or "Site") in Orléans within the City of Ottawa. Situated on the east side of Trim Road and in Cardinal Creek, the Site is part of a larger, established subdivision.

In 2003 Ashcroft Homes was granted subdivision approval (plan 4M-1211, registered August 8, 2003) for residential development. Upon approval of this plan, Hallendale Street was left open ended for the possibility of future development. This Property currently sits vacant and is zoned 'Development Reserve' (DR) which is put in place in order to recognize lands intended for future urban development. In 2018, the owner sought to rezone the Property to an R4 zoning, and proposed a mix of buildings, to include townhouses and condo buildings.

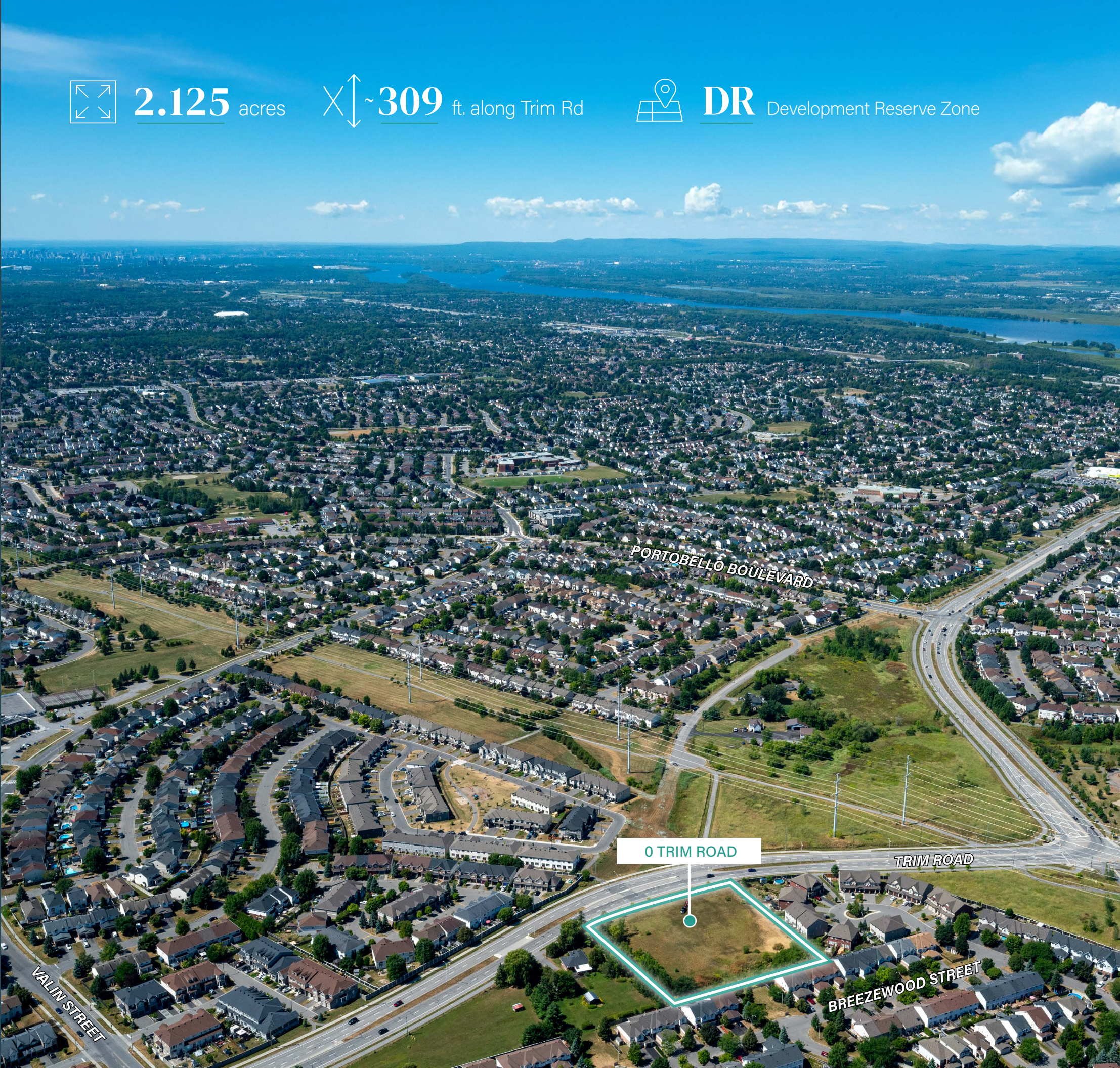
Based on development concept plans for the Site and a 2018 Application for rezoning and development, 62 residential units were proposed to be built on the Site.

A Site Plan application will need to be submitted by the purchaser, which will refine the development and building standards including height, unit count and parking. There are municipal sanitary sewers, storm sewers and watermains within Trim Road, Breezewood Street and east of the proposed site that will be utilized to service the development.

The Property is embedded in the well established Cardinal Creek community in Orleans and is in close proximity to many amenities, including retail, schools, parks, and recreation.

The offering provides a prime infill opportunity that is draft plan approved allowing for a mixed-use, mid-rise development within a growing and highly sought after node of Ottawa.

PIN	145260650
Total Area	2.125 acres
Frontage	~309 feet along Trim Road
Zoning	DR - Development Reserve
Existing Conditions	Vacant
Access	Breezewood Street
List Price	\$4,000,000.00



**2.125** acres



**~309** ft. along Trim Rd



**DR** Development Reserve Zone



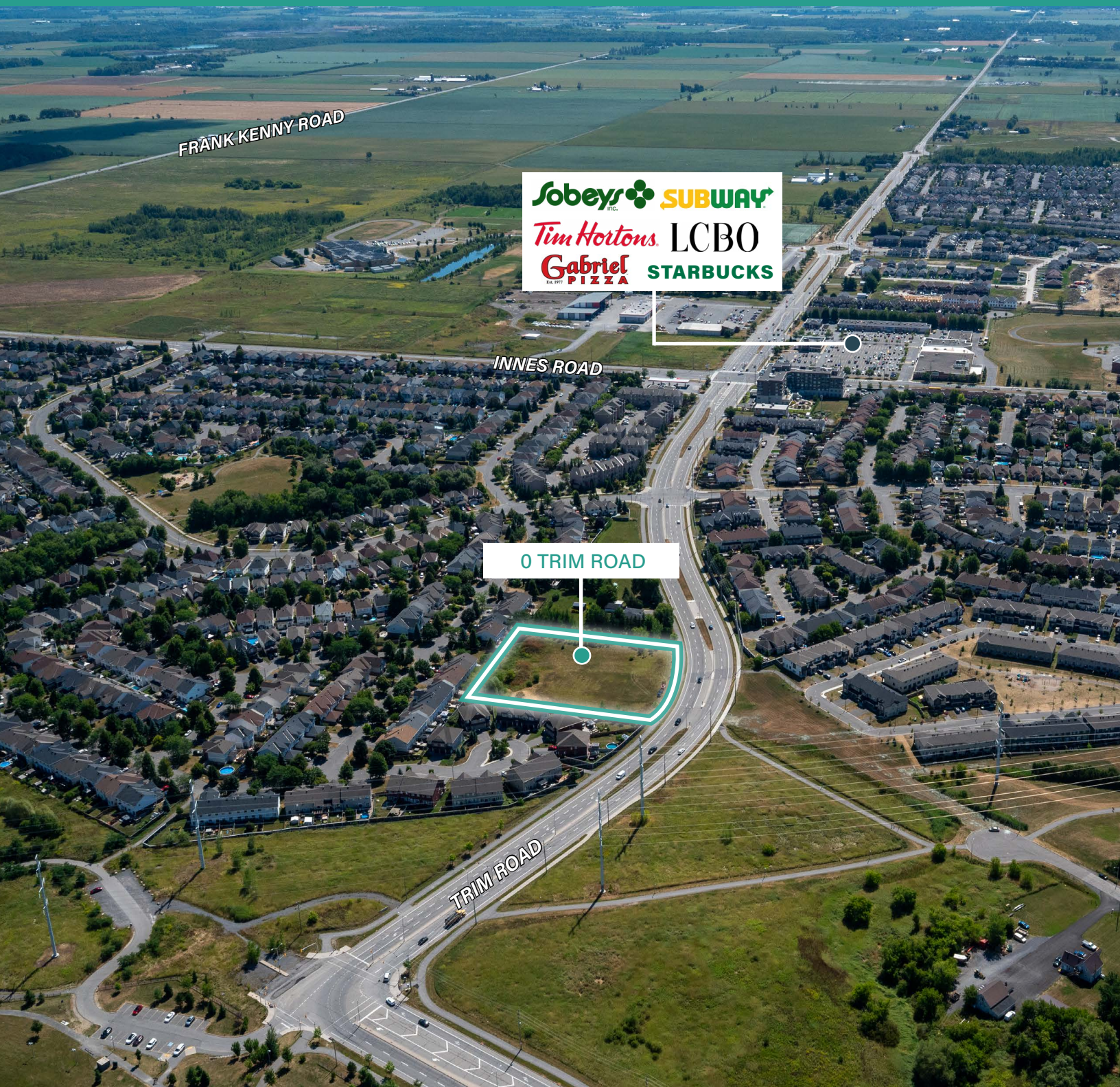
# Contact Us

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FRANK KENNY ROAD



INNES ROAD

0 TRIM ROAD

TRIM ROAD