

Land | For Sale

241 & 275 Citiplace Drive

Ottawa, Ontario

241 CITIPLACE DR

275 CITIPLACE DR

SIZE	1.176 acres	0.838 acres
PIN	040520584	040520579
ZONING	N5C - Neighbourhood 5	N5C - Neighbourhood 5
TAXES	\$17,910.33 (Final 2025)	\$14,718.69 (Final 2025)

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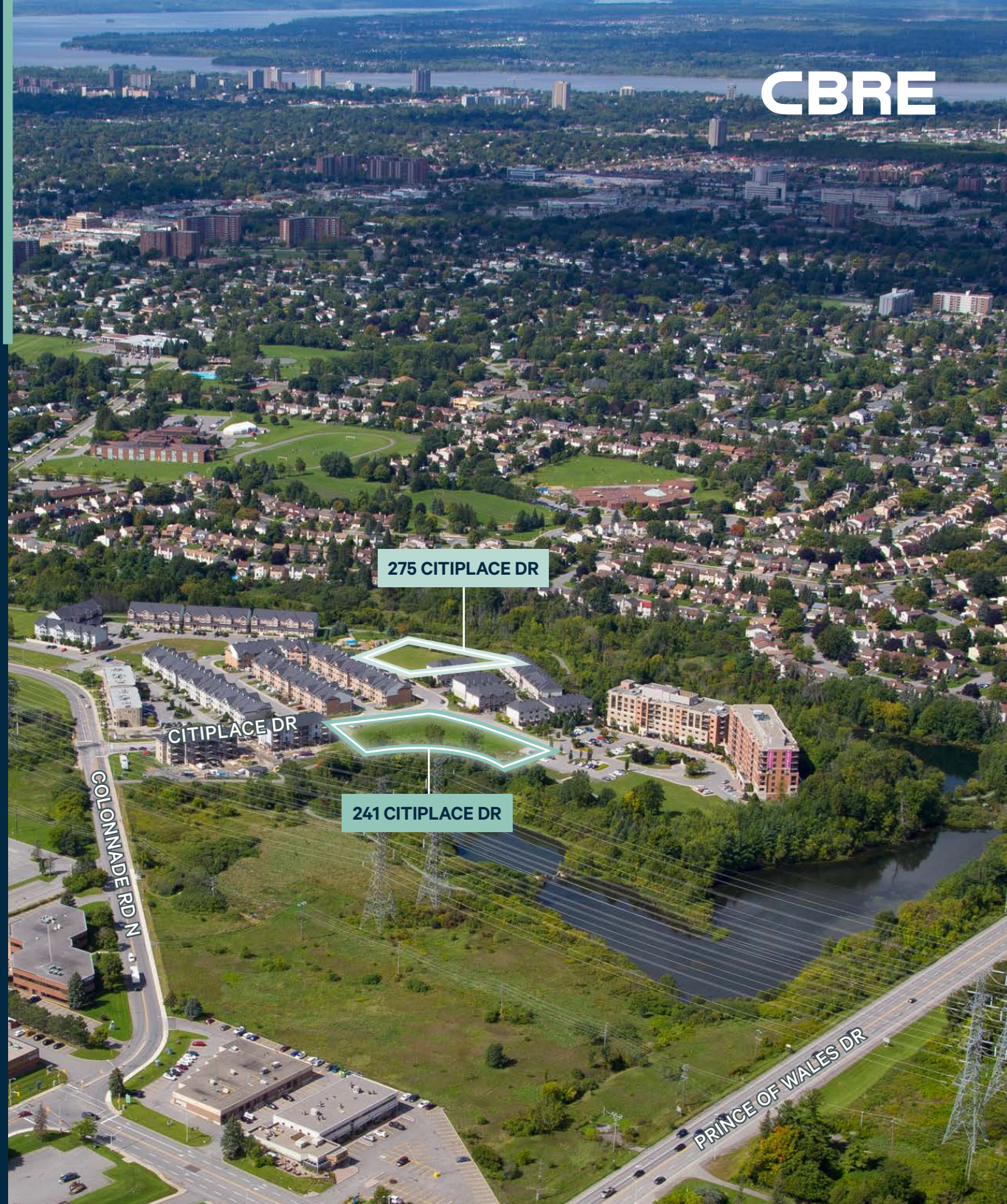
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241 & 275 Citipace Drive

CBRE Limited is pleased to offer for sale, on behalf of the owner (the “Seller”), the vacant infill development lands municipally known as 241 Citipace Drive and 275 Citipace Drive (collectively, the “Properties”) within the City of Ottawa.

The Properties comprise a combined land area of approximately 2.014 acres, including 1.176 acres at 241 Citipace Drive and 0.838 acres at 275 Citipace Drive. The parcels are not contiguous and may be acquired separately or together, allowing purchasers to pursue independent or coordinated development strategies, subject to market conditions and required approvals.

Both Properties are located within the City of Ottawa’s urban boundary and are zoned Neighbourhood Zone 5 – N5C under the City of Ottawa Zoning By law. The N5 zone is intended to accommodate residential uses within Neighbourhoods, supporting a range of building forms that are compatible with the existing physical character while contributing to the City’s housing objectives. Development within this zone is subject to applicable performance standards and any site specific provisions.

The Properties are currently vacant and each parcel is considered independently developable. Consistent with the Official Plan, future development will be required to demonstrate compatible intensification, having regard to matters such as built form, massing, transition, access, and servicing. Any proposed development will be subject to the City’s normal planning and development approvals, including Site Plan Control, which will establish detailed parameters including height, unit count, access, parking, servicing, and landscaping. There is no requirement that the Properties be developed together.

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Development Considerations

The Official Plan identifies Neighbourhoods as areas where gradual and context sensitive intensification may occur, provided new development fits well within its surroundings and respects planned function and character. The size and configuration of each parcel allow a purchaser to evaluate residential development concepts that respond to site specific conditions, adjacent land uses, and applicable urban design guidance. Final development outcomes will be determined through detailed design, technical studies, and municipal review.

Servicing and Infrastructure

The Properties are located within an established urban area and benefit from existing municipal infrastructure, including sanitary sewers, storm sewers, and watermain within the surrounding road network. Servicing capacity, connection requirements, and any necessary upgrades will be subject to standard engineering analysis and approval as part of the development review process.

Location Overview

Situated within a developed area characterized by a mix of employment, commercial, and residential uses, the Properties benefit from proximity to arterial roadways, public transit, and nearby amenities. The location supports the Official Plan's objectives for complete neighbourhoods, where residential development is integrated with access to services, employment, and transportation options.

Individually or together, the Properties represent infill residential development opportunities within Ottawa's urban area, offering flexibility in acquisition and development approach while aligning with the City's Official Plan framework for neighbourhood scaled residential growth.





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