

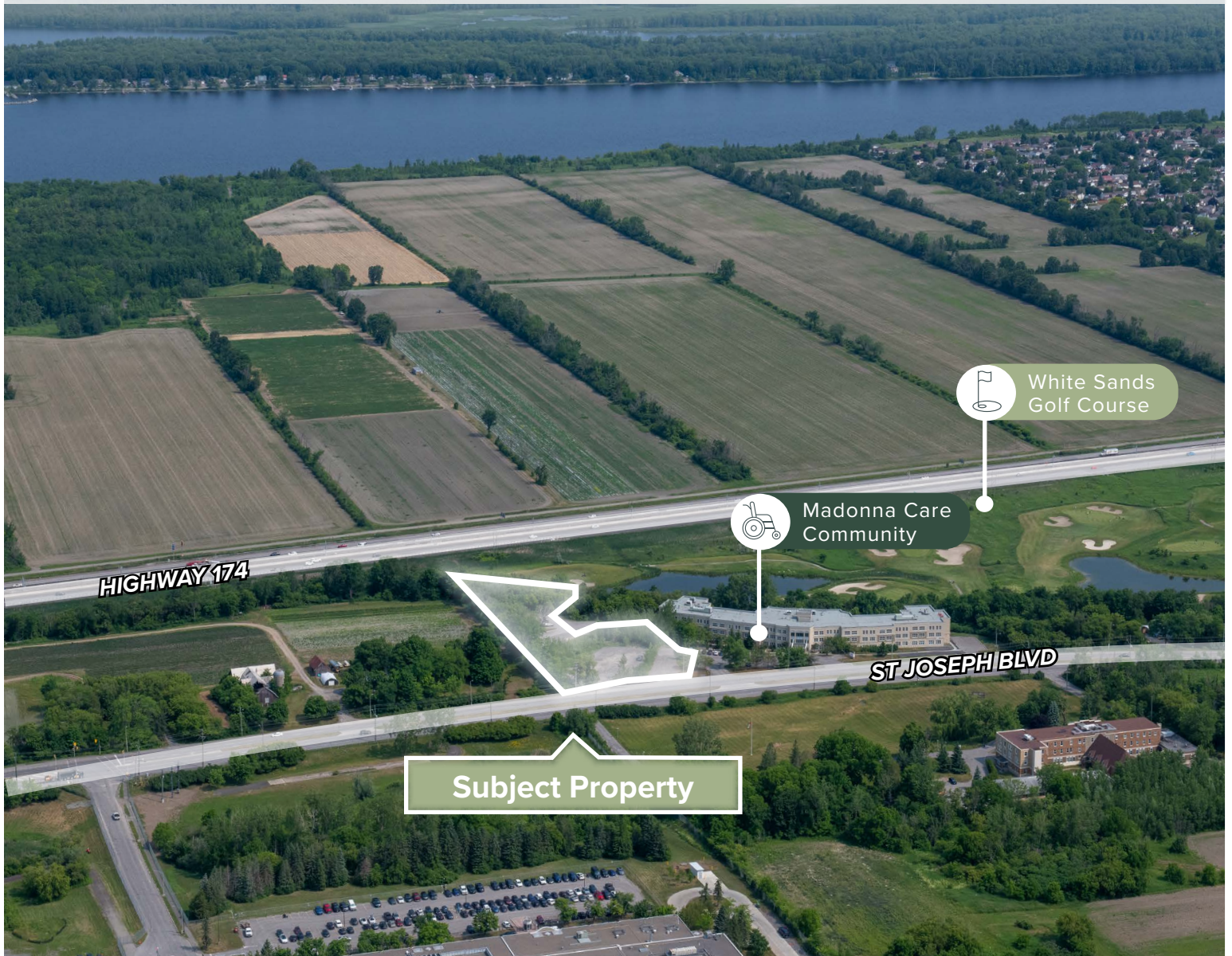
CBRE

# APPROVED RETIREMENT & RESIDENTIAL CARE

DEVELOPMENT OPPORTUNITY

1533

ST JOSEPH BOULEVARD, OTTAWA, ON.



White Sands  
Golf Course



Madonna Care  
Community

HIGHWAY 174

ST JOSEPH BLVD

Subject Property

ASKING PRICE  
**\$2,100,000**



# INVESTMENT HIGHLIGHTS



SHELF READY DEVELOPMENT OPPORTUNITY

Land approved for a 5-storey, 95 unit retirement home




UNIQUE LOCATION

The property is located within the Greenbelt between Ottawa’s Gloucester and Orleans communities. Surrounded by green space and potentially offering views of the Ottawa River.



HIGHLY ACCESSIBLE

Located along St Joseph Blvd, the Property is accessible by public transit, multi-use pathways and by car



FAVOURABLE DEMOGRAPHICS AND MARKET FUNDAMENTALS

Within a 5km radius there are 46,039 people over the age of 50 (38.1% of the population)



# THE OFFERING

On behalf of 2124366 Ontario Inc. (the “Vendor”), CBRE has been retained as advisor for the disposition of 2.95 acres of development land located at 1533 St Joseph Boulevard, Ottawa, Ontario (the “Site” or “Property”).

The Property is uniquely located within the Greenbelt, adjacent to the Madonna Care Community (currently closed). The 2006 Site Plan supports the development of a 5 storey, 95-unit Retirement Home on the 2.95 acre parcel, with associated surface parking. The fully serviced lands have a mutual easement and operating agreement with the Madonna Care Community for the operation and maintenance of the common areas and common elements of the Property.

The Property’s location offers a unique rural location with an urban environment. St Joseph Boulevard is serviced with bus public transit to the future Phase II Light Rail Transit system, easy automotive access from both the 417 and Highway 174, and connectivity to Ottawa’s multi use pathway system.

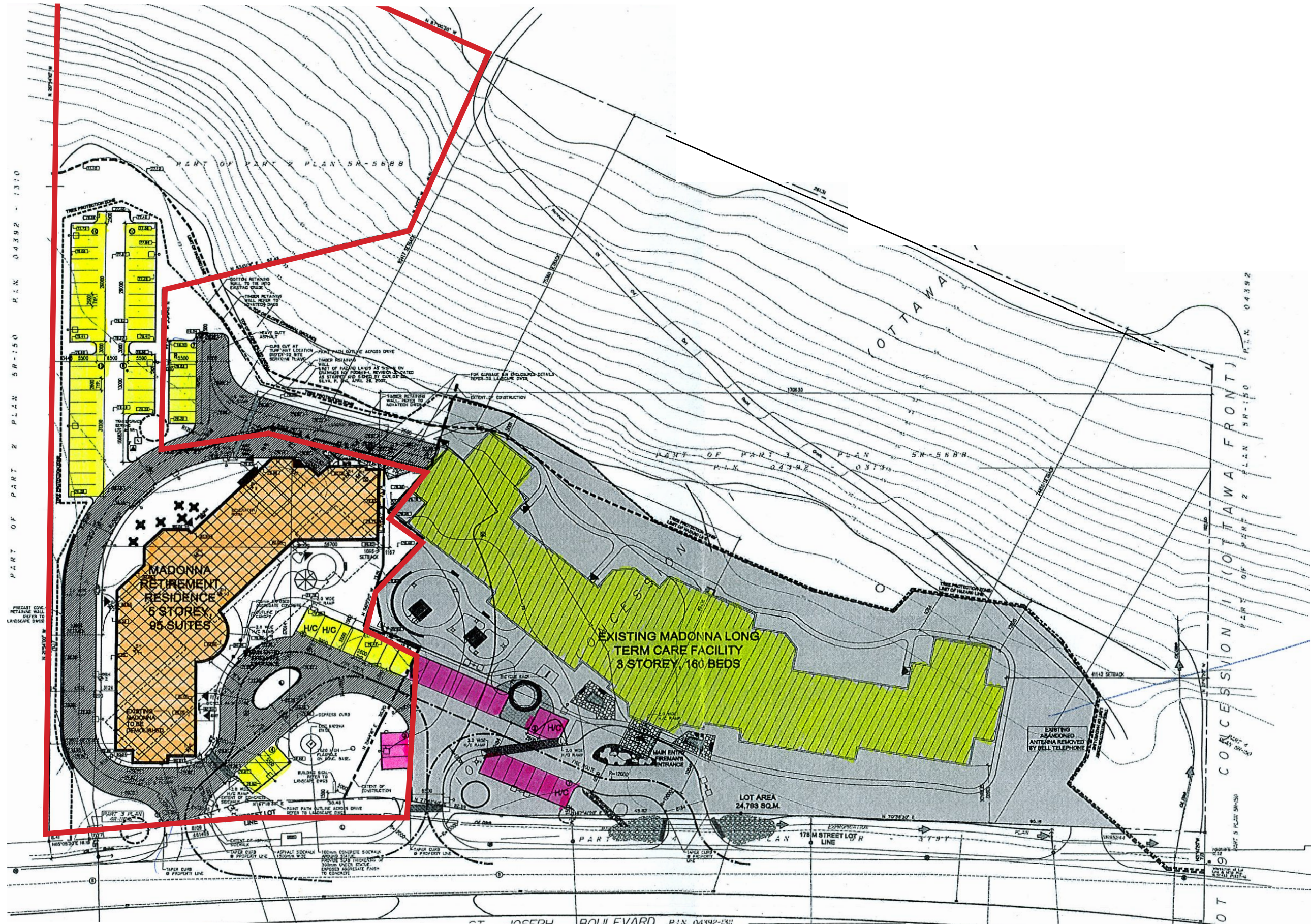
The Vendor is seeking to dispose of 100% of the Property.

## PROPERTY INFORMATION

Price	\$2,100,000
PIN	44200976
Total Land	2.95 Acres
Frontage	203 Feet
Zoning	R15(472r)



## SITE PLAN







# LIGHT RAIL TRANSIT

## STAGE 2

The City is actively constructing Stage 2 of its Light Rail Transit system throughout the greater Ottawa area. The eastern extension of the system will add 5 new stations over 12km with a termination at Trim Road. It is expected this extension will begin revenue operations in 2025.

Jeanne d'Arc Station will be a new station located at the crossing of OR 174 and Jeanne d'Arc Boulevard. The station will be served by two fare-controlled entrances located on either side of Jeanne d'Arc Boulevard. One entrance will serve the northbound lane and the other will serve the southbound lane. The platform will be located below Jeanne d'Arc Boulevard in the median of OR 174.

The station structure, vertical circulation elements, station and plaza entry will be designed and constructed to permit the widening of 18 Jeanne d'Arc Boulevard to an ultimate right of way width of 37.5m without major modification to the station elements.







YMCA - ORLÉANS



SHENKMAN ART CENTRE



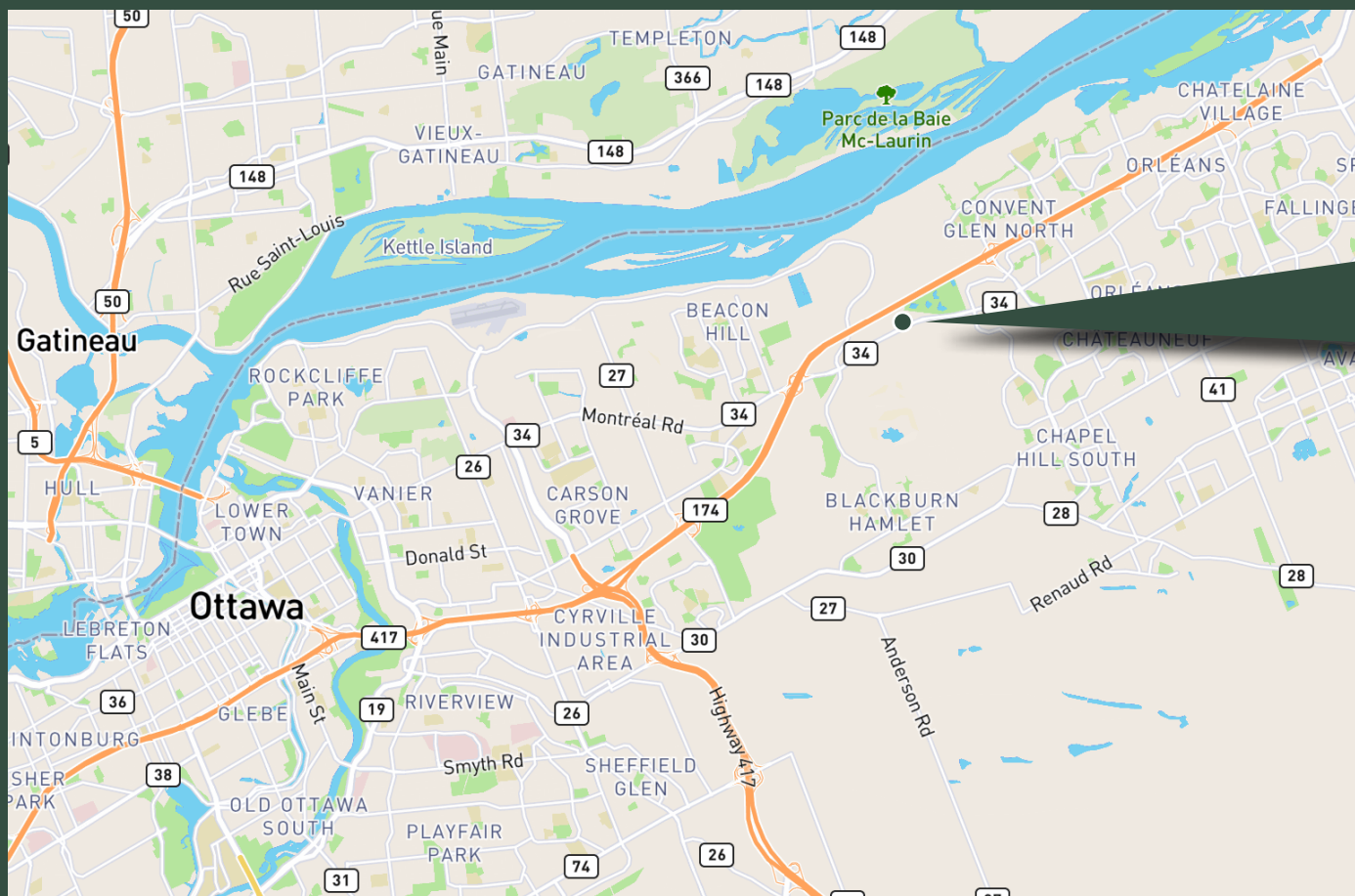
MER BLEUE BOG



PLACE D'ORLÉANS SHOPPING CENTRE



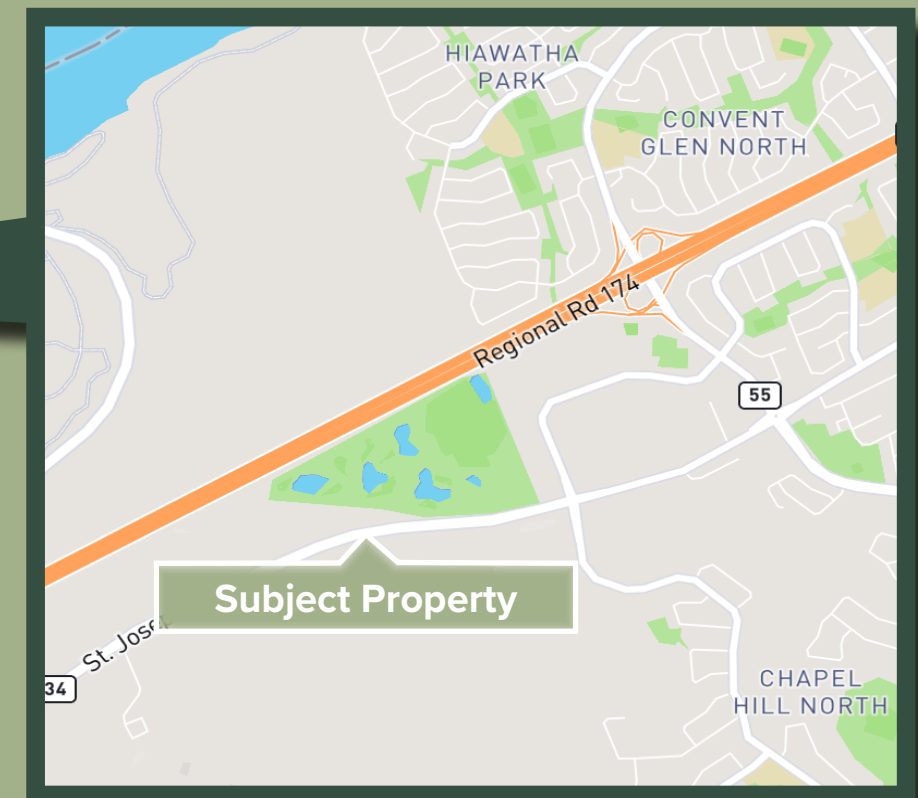
ORLÉANS HEALTH HUB



## LOCATION OVERVIEW

The Site occupies a prominent position within the Orleans community of Ottawa. It is located within the Greenbelt on the western edge of Orleans, in close proximity to Highway 174, the future Jeannine d'Arc Light Rail Transit station and numerous other municipal and retail amenities. Orleans was established as a municipality in 1974 and amalgamated into the City of Ottawa in 2001. It currently has a population of approximately 117,000 (2016). Orleans is a bilingual (English / French) community that is predominately a bedroom community. The population has continued to experience increasing residential development, in 2011 Orleans population as 107,000. Orleans is home to the Shenkman Arts Centre, the YMCA, Millennium Sports Park and Bob MacQuarrie Recreation Complex. The community is well positioned to support new higher density development with its population demographics.

Orleans, Ontario is a place saturated with history. Located near the Ottawa River in the eastern region of the city, this suburb is filled with prehistoric sites, grand museums, art galleries, beaches, parks and gardens to explore. Orleans has an established workforce of government employees, with 26% of the working population employed by the Public Administration sector. This provides a stable and secure customer base for retailers in the area. Orleans is a major area of growth for Ottawa, accounting for 15% of the city's overall growth in 2018. With the LRT expected to reach the area in 2024, this should contribute to population growth. Orleans has a higher proportion of post-secondary level educated workforce on average than the other regions in Ottawa.





# MARKET OVERVIEW

## ECONOMIC PROFILE - OTTAWA

Located in eastern-Ontario along the Quebec border, Ottawa is Canada’s capital city, with a population of over 1M residents. Together with the neighbouring municipality of Gatineau, QC and its population of approximately 288,000, the Ottawa-Gatineau CMA is one of the largest population centres in the country. As a G7 capital city, and home of the Federal Government, the public sector accounts for nearly one-quarter of the Region’s local economy. The balance is comprised of a diverse pool of local, national and multinational private sector businesses, industry associations and more than 120 foreign embassies, consulates and high commissions. The Region also benefits from industry clustering, especially in the field of high technology, with more than 800 high-tech firms located in Ottawa alone. Moreover, Ottawa is a centre for advanced research and development, especially in the fields of space science, telecommunications and environmental technology. Its robust economy is supported by the most educated workforce in the country. The Region also shares important economic ties to both Toronto and Montreal.

Ottawa’s economy is currently being fueled by construction and infrastructure projects, and growth in the high-tech services. This substantial public and private investment is valued at well over \$6.B. Major infrastructure projects include a Light Rapid Transit system (\$2.1B), the widening of the Queensway, Ottawa’s arterial 400-series highway (\$200M), and the renovation and expansion of the University of Ottawa Heart Institute (\$200M). Other major public and private sector projects include the rehabilitation of the Government of Canada Conference Centre located in downtown Ottawa (\$190M), the renovation of the National Arts Centre (\$110M) and the renewal of the Bank of Canada head office (\$460M). Stage 2 LRT construction (budgeted at \$3.6B) is expected to run until 2023, adding 44 kilometres of rail and 24 new stations. The expansion will ultimately bring 70% of Ottawa residents within five kilometres of the rail network.

Moreover, major investments in the retail segment are ongoing. The recent expansion and redevelopment work at Bayshore Shopping Centre, St. Laurent Shopping Centre, Rideau Centre and Promenade Gatineau totaled more than \$600M in aggregate investment. In addition, the \$1B Chaudière Falls redevelopment of the former Domtar lands now known as “Zibi”, as well as the complete redevelopment of the Lebreton Flats Lands will further bolster Ottawa’s development sector and solidify it as a world class city.





# MEMORANDUM

---

# COMMENTS

This Confidential Information Memorandum (“CIM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain attributes of the physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisors expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor and/ or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections, paragraphs,

sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendors. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. In furnishing the CIM, the Vendors and the Advisor undertake no obligation to provide the recipient with access to additional information.

### CONFIDENTIALITY

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the “Confidentiality Agreement”) under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, except as permitted under the Confidentiality Agreement, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendors. Prospective purchasers will not use or permit this CIM to be used for any other purpose than a proposed purchase of the Property.

### REQUIRED AGENCY DISCLOSURE

It is understood that CBRE Limited (“CBRE”), act as agents for the Vendors, owe to the Vendors a fiduciary duty, and will be compensated by the Vendors. It is understood that CBRE may also directly introduce a purchaser to the Vendors and in such event, the purchaser shall receive customer service; that is, while CBRE acts as agent for the Vendors only, they shall act in a fair, ethical and professional manner in providing customer service to a prospective purchaser.

In order to comply with the Real Estate Council of Ontario’s (“RECO”) Code of Ethics for real estate

brokerage activity, Agency, as it relates to real estate transactions within the Province of Ontario, is described below.

### SELLER’S (VENDOR’S) AGENT

When a real estate company is a “seller’s agent,” it must do what is best for the seller of a property. A written contract, called a listing agreement, establishes seller agency. It also explains services the company will provide, establishes a fee arrangement for the Realtor’s services and specifies what obligations a seller may have. A seller’s agent must tell the seller anything known about a buyer. For instance, if a seller’s agent knows a buyer is willing to offer more for a property, that information must be shared with the seller. Confidences a seller shares with a seller’s agent must be kept confidential from potential buyers and others. Although confidential information about the seller cannot be discussed, a buyer working with a seller’s agent can expect fair and honest service from the seller’s agent and disclosure of pertinent information about the property.

### BUYER’S (PURCHASER’S) AGENT

A real estate company acting as a “buyer’s agent” must do what is best for the buyer. A written contract, called a buyer agency agreement, establishes buyer agency. It also explains services the company will provide, establishes a fee arrangement for the Realtor’s services and specifies what obligations a buyer may have. Typically, buyers will be obliged to work exclusively with that company for a period of time. Confidences a buyer shares with the buyer’s agent must be kept confidential. Although confidential information about the buyers cannot be disclosed, a seller working with a buyer’s agent can expect to be treated fairly and honestly.

### DUAL AGENT

Occasionally, a real estate company will be the agent of both the buyer and the seller. The buyer and seller must consent to this arrangement in their listing and buyer agency agreements. Under this “dual agency” arrangement, the company must do what is best for both the buyer and the seller. Since the company’s loyalty is divided between the buyer and the seller

who have conflicting interest, it is absolutely essential that a dual agency relationship be established in a written agency agreement. This agreement specifically describes the rights and duties of everyone involved and any limitations to those rights and duties.

Prospective purchasers, by accepting this CIM acknowledge having reviewed this section relating to Agency and confirm that they understand that CBRE acts as agent for the Vendors only and will provide them with customer service in a fair, ethical and professional manner.

### OFFERING PROCESS

The Vendors are offering the Property at a price of \$2,100,000. Offers are being reviewed as received and will be dealt with on a first come first served basis. The Vendors are offering a cooperating commission to any Buyer representative of 1% of the purchase price, plus applicable taxes, payable at completion and closing of the transaction. Submissions should be directed electronically to:

*c/o CBRE Limited, Brokerage  
340 Albert Street, Suite 1900  
K1R 7Y6  
Attention: Nico Zentil / Jamie Boyce*

### SALE CONDITIONS

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendors or the Advisor or any other person, by a prospective partner/ purchaser, has been prepared and provided solely for the convenience of the prospective partner/purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.





# CBRE

CBRE Limited, Real Estate Brokerage  
340 Albert Street, Suite 1900  
Ottawa, Ontario K1R 7Y6  
613 782 2266

**NICO ZENTIL\***  
Senior Vice President  
613 788 2708  
[nico.zentil@cbre.com](mailto:nico.zentil@cbre.com)

**JAMIE BOYCE\***  
Senior Vice President  
613 788 2747  
[jamie.boyce@cbre.com](mailto:jamie.boyce@cbre.com)

\*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Outlines not to Scale.