



CBRE

LAND
SERVICES
GROUP

Prime *Development* Lands

TERRY FOX DR

OLD CARP RD

MARCH RD

1015 March Road, Ottawa, ON

± 12 Acres Within the Recently Approved Urban Expansion Areas



About the Offering

CBRE's Land Services Group is pleased to offer for sale 12.10 acres, mixed use development block at 1015 March Rd (the "Property" or "Site") located within the City of Ottawa and Kanata North. The Property is ideally situated within the Kanata North-South March area, part of a larger area that is currently undergoing major development and transformation.

The Property provides an excellent opportunity for future development land within a growing node of the City of Ottawa. The Property is centrally located in the Kanata North-South March area, that now includes a grouping of land that was added to the urban boundary in November 2022. Over 400 acres of land within the Kanata North-South March area, were officially approved by the MMAH to be included in the urban boundary within the City's Official Plan.

The Property is surrounded by planned developments to the north, south, and west as part of the Kanata North Urban Expansion Area (KNUEA) which has seen significant development activity by prominent Ottawa developers, setting a precedence for the Site's potential. Development has already been approved and is under construction within the KNUEA including Minto's Brookline Kanata, Valecraft's Northridge project, as well as Claridge and Uniform's Copperwood Estates.

With the rapidly expanding residential neighbourhood of Kanata North, the Property is strategically located for future urban growth and will help to contribute to the growingneighbourhoods of north-west Ottawa.

Property Information

PIN	045261625
Total Area	12.01 acres
Frontage	502 ft. along March Road
Depth	1,051 ft.
Official Plan	Part of the 2016 Kanata North Community Design Plan; General Urban Area; Corridor – Main Street and Evolving Overlay. The Site is also located within the Suburban (West) Transect.
Zoning	Rural Countryside Zone and Rural Commercial
Existing Conditions	Vacant and unimproved

Investment Highlights



Favourable
Demographics



Ideal Location



Offers Prime
Community Connectivity



Within the Urban
Boundary

Planning and Land Use Summary

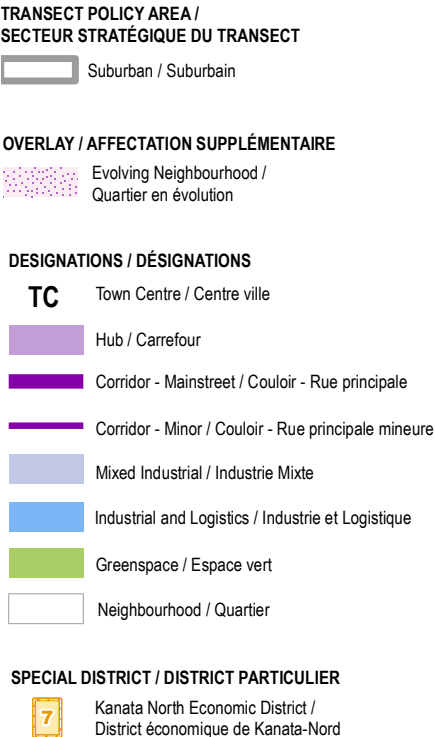
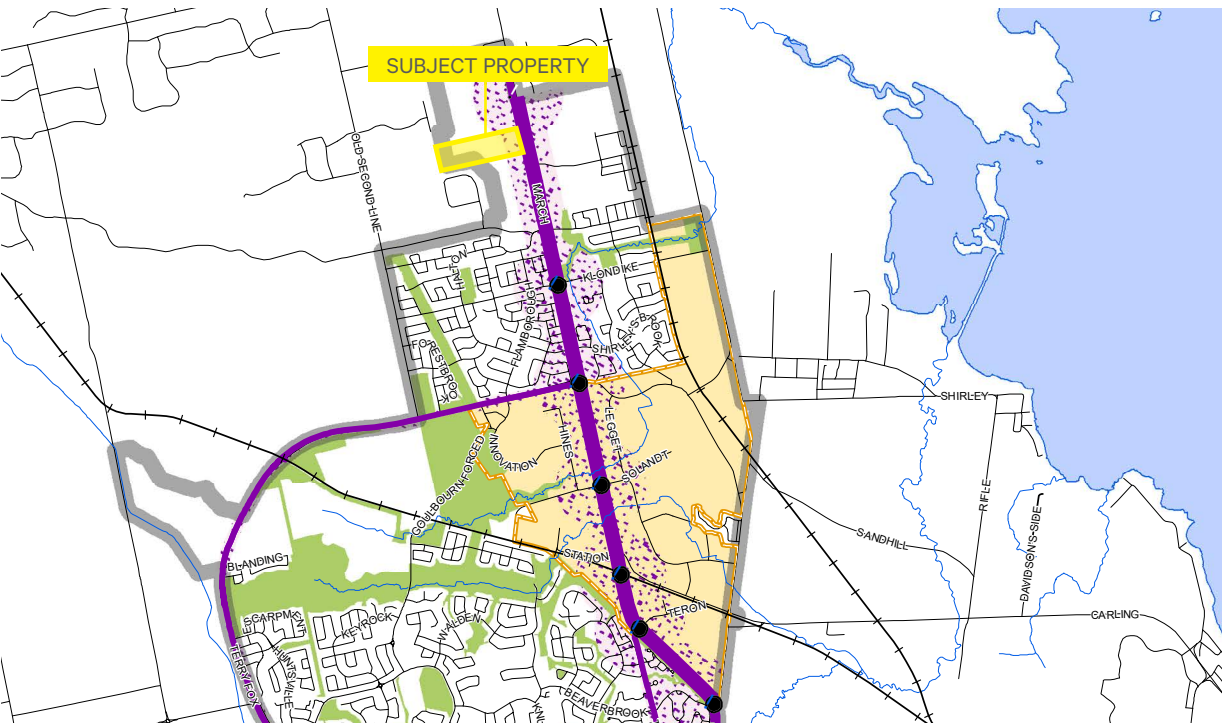
The Property is well positioned in the middle of the Kanata North-South March area in Ottawa, and is in close proximity to the Kanata North Technology Park, the largest non governmental cluster of jobs in Ottawa. Out of all the Urban Expansion Areas identified within the MMAH Official Plan approval in November 2022, the Kanata North-South March area had the most land newly included within the urban boundary. Considering the minister’s focus on the area for growth and the Property’s new position within the urban boundary, the offering provides a prime opportunity for a wide range of investors and developers alike.

Given the location of the Kanata North-South March area relative to existing facilities and services, including the Kanata North Technology Park, these lands are strategically located within the City’s Urban Expansion Area (please see page 5).

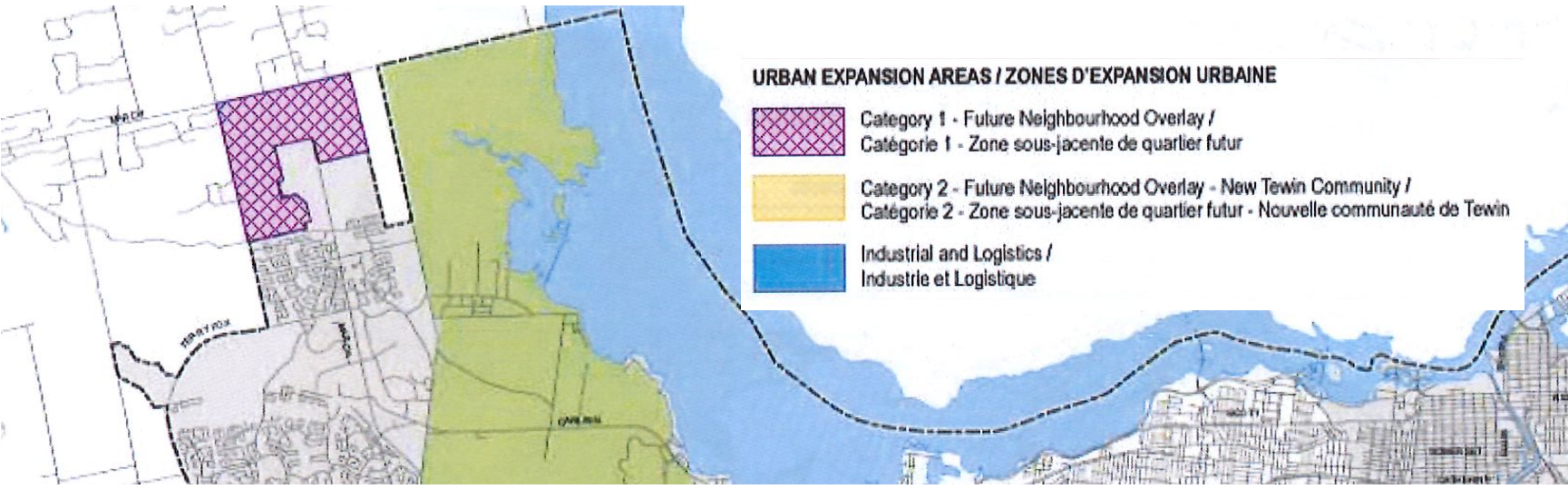
Development Application and Status: A ZBLA and Plan of Subdivision application were submitted by the owner in 2022 for the Property, which proposes to subdivide the Site into a future mixed-use block along March Road and an institutional block on the western portion. The Site will also include the extension of Street No. 10. As per the application, the Site is proposed to be rezoned General Mixed-Use Zone (GM) which would allow for a range of residential, commercial and institutional uses as well as mixed-use developments. For the block that is proposed to be institutional, the zoning is proposed to be a split between Minor Institutional (Subzone A – I1A) and Residential Third Density (Subzone Z-R3Z). The purpose of the split is to permit future residential development on the block should a future school no longer be considered here.

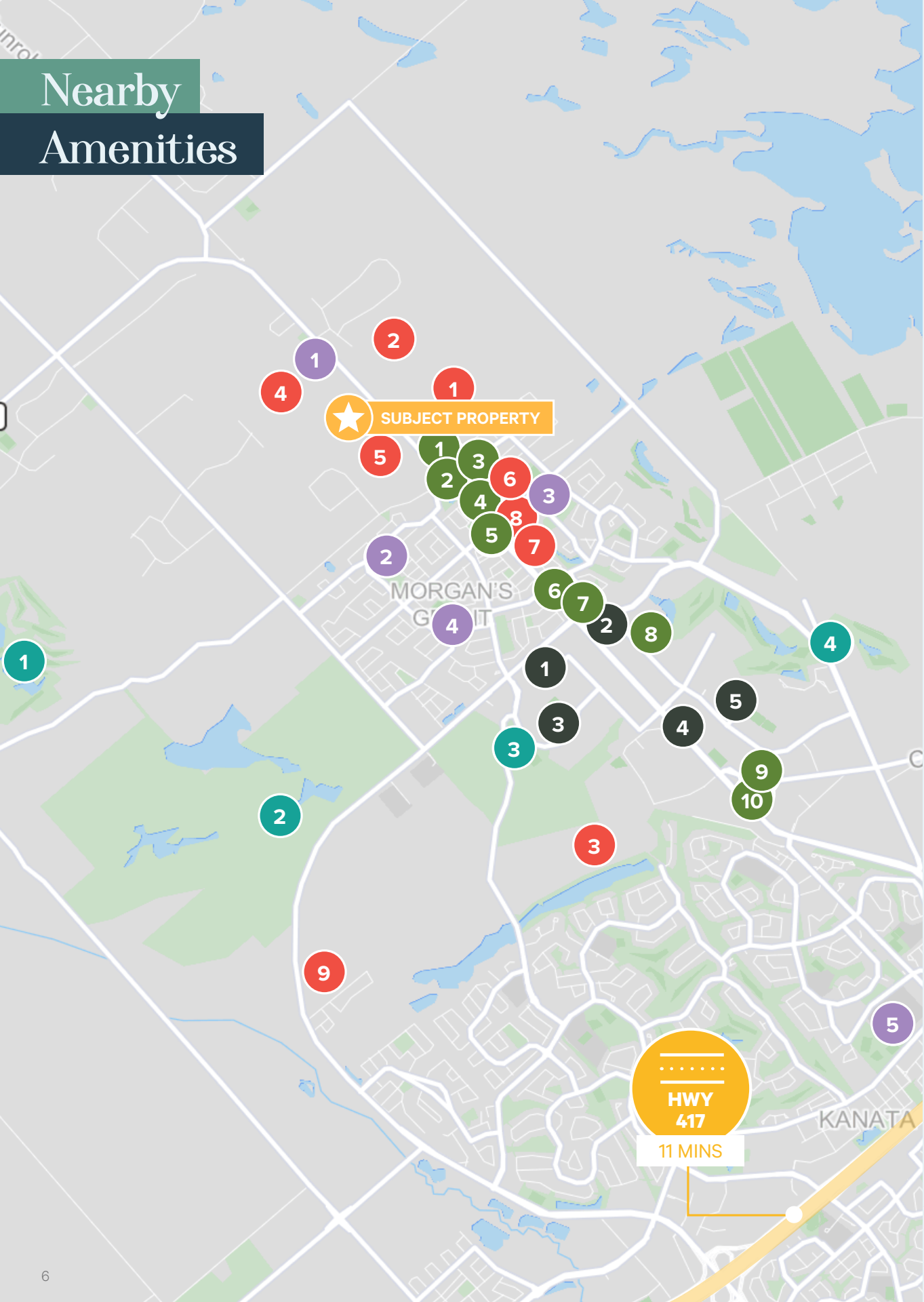
These applications are both still under review with the City of Ottawa and have not been finalized allowing an incoming buyer the opportunity to modify.

Schedule B5 – Suburban (West) Transect



Urban Expansion Areas - Approved November 2022





Nearby Amenities

Business Park

- 1 Ciena
- 2 Nokia
- 3 Cisco
- 4 SolarWinds
- 5 QNX Software Systems Ltd.

Parks and Recreation

- 1 Loch March Golf & Country Club
- 2 South March Highlands Conservation Forest
- 3 Ritchcraft Recreation Complex - Kanata
- 4 The Marshes Golf Club

Institutional

- 1 St. Isidore School
- 2 Jack Donohue Public School
- 3 South March Public School
- 4 École Publique Julie-Payette
- 5 Ottawa Public Library - Beaverbrook

Retail and Hospitality

- 1 McDonald's
- 2 LCBO
- 3 Sobeys
- 4 Rexall
- 5 Shoppers Drug Mart
- 6 Shell
- 7 Scotiabank
- 8 Brookstreet Hotel
- 9 Starbucks
- 10 Tim Hortons

The Marshes Golf Club



Conceptual Rendering - Morgan's Creek



Brookstreet Hotel



Ottawa Public Library - Beaverbrook



Business Park



Nearby Developments

	Project	Developer	# of Units	Type	# of Bedrooms	Size Range (sq. ft.)	Status	Pricing
1	Brookline Kanata	Minto Communities	854	Towns/Singles	2-5 beds	1,333 to 3,401	Under Construction	\$634,900 to \$1,046,900
2	Northridge	Cavanagh Developments	790	Towns/Singles	2-4 beds	N/A	Pre Construction	N/A
3	Kanata Lakes	HN Homes	N/A	Towns/Singles	2-5 beds	1,662 to 3,626	Pre Construction	\$1,000,000 to \$1,500,000
4	Copperwood Estate	Claridge Homes/Uniform Urban	825	Bungalows/Singles	2-5 beds	N/A	Pre Construction	N/A
5	927 March Road	Brigil	1,861	Towns/Singles/Apartments	N/A	N/A	Pre Construction	N/A
6	1055 Klondike Road	Maple Leaf Custom Homes	58	Towns/Singles	N/A	1,665 to 4,270	Pre Construction	N/A
7	Morgan's Creek	Minto Communities	129	Exec Towns/Terrace Homes	1-2 beds	1,072 to 1,200	Completed - Sold Out	\$239,000+
8	788 March Road	Omnipex Real Estate Inc.	92	Apartments	1-2 beds	N/A	Under Construction	N/A
9	Richardson Ridge Phase 4	Cardel Homes	45	Towns/Singles	3-5 beds	2,064 to 2,981	Completed - Sold Out	\$1,385,000 to \$1,533,000

Offering Process

CBRE's Land Services Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 1015 March Road (the "Property" or "Site") in Ottawa, ON. The Property is being offered for sale on an unpriced basis. For additional details including the offer submission date, please reach out to one of the advisors below.

CONFIDENTIALITY AGREEMENT:

Potential purchasers that require access to the Document Centre must complete a CA and return it to: CARA.LORD@CBRE.COM

OFFERING SUBMISSIONS:

All offers are requested to be submitted to the attention of:

Erik Falardeau
erik.falardeau@cbre.com

Emelie Rowe
emelie.rowe@cbre.com

Mike Czestochowski
mike.czestochowski@cbre.com

CBRE | **LAND
SERVICES
GROUP**

www.cbre.ca/mclsg



Contact Us:

Erik Falardeau*
Senior Vice President
CBRE Ottawa
+1 613 788 3791
eric.falardeau@cbre.com

Lauren White*
Executive Vice President
CBRE's Land Services Group
+1 416 495 6223
lauren.white@cbre.com

Mike Czestochowski**
Vice Chairman
CBRE's Land Services Group
+1 416 495 6257
mike.czestochowski@cbre.com

Emelie Rowe*
Sales Associate
CBRE's Land Services Group
+1 416 495 6306
emelie.rowe@cbre.com

Evan Stewart
Sales Representative
CBRE's Land Services Group
+1 416 495 6205
evan.stewart@cbre.com

***Sales Representative **Broker**
All outlines are approximate
CBRE Limited | 340 Albert Street,
Suite 1900, Ottawa, ON K1R 7Y6

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("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. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth



Confidentiality Agreement

1015 MARCH ROAD, OTTAWA, ON.

Cara Lord
Marketing Coordinator
T + 1 613 691 2213
cara.lord@cbre.com

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group Ottawa, has been retained by the vendor to arrange the sale of 1015 March Road, Ottawa, ON (the "Property"). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors collectively, ("representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned Property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the vendor on the above-mentioned Property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent

We agree to return all documentation provided herewith, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

We agree that any signage CBRE has installed on the Property shall remain for a period of 6 months after the closing period.

We agree that any and all communication with regards to this Property shall be done so through CBRE. We and/or our representative will not at any time contact the vendor directly.

In the event we are the purchasers of this property, we agree to allow CBRE the right to market the purchase price after closing. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be an original signed copy.

THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO CARA.LORD@CBRE.COM & ERIK.FALARDEAU@CBRE.COM IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE

(I possess the authority to legally bind the Corporation)

*PROONENT NAME:	REPRESENTATIVE:
*COMPANY:	COMPANY:
*EMAIL:	PRIMARY EMAIL:
PRIMARY PHONE #:	PRIMARY PHONE #:
ADDITIONAL PHONE #:	DATE:
*DATE:	SIGNATURE:
*PRIMARY SIGNATURE:	Please indicate if you would like a follow up call or meeting: CALL: MEETING:



The button above can be clicked to submit the CA electronically using the Adobe Reader application, once the required fields have been filled.
OR
Please print, complete, sign and scan an email copy to cara.lord@cbre.com & erik.falardeau@cbre.com.

***REQUIRED FIELDS.** This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (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.