

LANDMARK

MIXED-USE DEVELOPMENT OPPORTUNITY OF SCALE

ON JUST OVER 47 ACRES IN KANATA



TERRY FOX DR

CAMPEAU DR

COUNTRY GLEN WAY

HIGHWAY 417

HUNTMAR DR



 **Train**

Future O-Train LRT Line
Campeau Station

CBRE

**LAND
SERVICES
GROUP**

HUNTMAR DRIVE, KANATA, OTTAWA





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ABOUT THE OFFERING

CBRE's Land Services Group is pleased to offer for sale ± 47 acres along Huntmar Drive (the "Property" or "Site") within Kanata in the City of Ottawa. The Property is ideally situated within the established and ongoing build out of the Kanata West Concept Plan (KWCP) area, where there has been a significant increase in development by prominent local and GTA-based developers. The size, configuration and location of the Property provides an exceptional and scalable development opportunity, as the Site remains one of the last large tracts of development land within the urban boundary. In addition, the Site is strategically located immediately south of the planned Campeau LRT Station, as part of the Kanata LRT line extension, providing an exciting opportunity to develop a transit-oriented, mixed-use community with a variety of built forms.

The Site is designated Neighbourhood and has an Evolving Neighbourhood Overlay as per the City of Ottawa Official Plan, which was approved in November 2021. Policies for the Site speak to a mixed use development that allows for a range of housing types through a variety of densities, as well as employment/retail options to support the surrounding neighbourhoods and future transit infrastructure. In addition, there is a Site and Area Specific Policy (SASP) for the Property that allows for a maximum height up to 15 storeys (please see page 11 for more information). As such, the land use policies for the Property allow a significant opportunity to build a mixed-use development with a range of densities, allowing for the creation of a new, complete and transit-oriented community.

Kanata has witnessed an increase in development activity in recent years, highlighting both market demand and the need for more housing options and commercial/retail development. As such, the offering provides a significant opportunity for a purchaser to capitalize on the growth and momentum of the area. To the immediate north of the Site lies Minto's Parkside at Arcadia development, consisting of 264 stacked townhouses and 104 townhouses, which are under construction and almost sold out. Planning applications for Arcadia Phase 5 have been submitted to include a total of 222 medium and low density units. Upon completion there will be over 1,200 units in Arcadia with a mix of housing types, including single detached and townhouse units. Also nearby is the Mattamy's Connections in Kanata neighbourhood that is now developing Phase 3. Once built out, the development will provide over 1,000 units.

On the south side of Highway 417 lies the Canadian Tire Centre - the Region's largest multi-purpose entertainment venue with a seating capacity of over 19,000 and is home to the Ottawa Senators NHL team. In addition, Tanger Outlets Ottawa Mall is in close proximity of the Property with over 150 retail stores and restaurants, providing an abundance of amenities and services for future residents and workers of the Site.





PROXIMITY TO FUTURE CAMPEAU LRT STATION

The Property is exceptionally well located to capitalize on future transit infrastructure once the O-Train LRT extension is completed. Once funding has been secured and detailed design has been completed, then construction can commence as Stage 2 is currently under construction. The new station will provide unmatched transit accessibility for both future residents and workers of the Site.

Source: globalnews.ca

FAVOURABLE DEMOGRAPHICS AND TRENDS

Within a 5km radius of the Property, the population is just over 88,500, which is anticipated to increase by 14.3% by 2028. In addition, the average household income is just over \$152,000 which is almost 10% higher than the City of Ottawa's total average (SiteWise, 2024). These trends emphasize the need for new residential development and are in keeping up with current market activity.

Source: cardelhomes.com

MIXED USE

DEVELOPMENT OPPORTUNITY OF SCALE

The offering presents a significant opportunity to build a mixed-use, transit-oriented development on 47 acres, surrounded by development within a growing and highly in-demand node of Ottawa. In addition, given the surrounding natural heritage features there is an opportunity for the development of premium lots and units on the Site.



Conceptual Rendering

WELL POSITIONED WITH

AN ABUNDANCE OF AMENITIES & SERVICES

The Site is nearby several regional amenities, including the Kanata Centrum Shopping Centre, the Tanger Outlet Mall, and the Canadian Tire Centre, home of the NHL's Ottawa Senators. In addition, the Site is in close proximity to the Kanata Recreation Complex, Kanata Golf & Country Club and Walter Baker Park.



Source: fotenn.com



PROPERTY INFORMATION

PIN: 045100631

Total Area: 47.5 acres

Frontage: 2,420 ft. along Highway 417 and 651 ft. along Huntmar Drive

Official Plan: Neighbourhood. The Site has the Evolving Neighbourhood overlay as per the approved Suburban (West) Transect Land Use Plan from September 2021. Please see page 12 for more information on planning and land use.

Zoning: (DR) Development Reserve

Existing Conditions: Vacant and unimproved. There is an existing farm lease for the lands.

Environmental: Phase I ESA was completed in 2007 with the results of the Phase I concluding that no further work was needed. An updated Phase I was completed in March 2022 by Paterson Group Inc., which concluded that a Phase II ESA is not required for the Site at this time.

Servicing: Please see data room for cost reference as well as the Kanata West Master Servicing Study, that was approved by City Council in 2003. Please see data room for more information.

Access: There is an existing access point off Huntmar Drive. The Campeau Drive extension has been completed providing the opportunity for two new points of access via Country Glen Way and Donum Lane to the north of the Site, which once extended will provide another arterial access to Campeau Drive and Terry Fox Drive to the east, in addition to Huntmar Drive. On the eastern portion of the Site, lands to the north of the creek have been conveyed to the City of Ottawa allowing for future connections via Donum Lane. On the western portion of the Site, just north of the creek, lands were recently conveyed (Block 2) as a future connection to the Site via Country Glen Way. The Block 2 lands that were conveyed currently have a 20 metre width. The right-of-way could potentially be increased as it traverses the creek on to the Property, although this will need to be verified by the Purchaser's consultant.

➡ *Future connection*
➡ *Existing access point*

PLANNING AND LAND USE SUMMARY

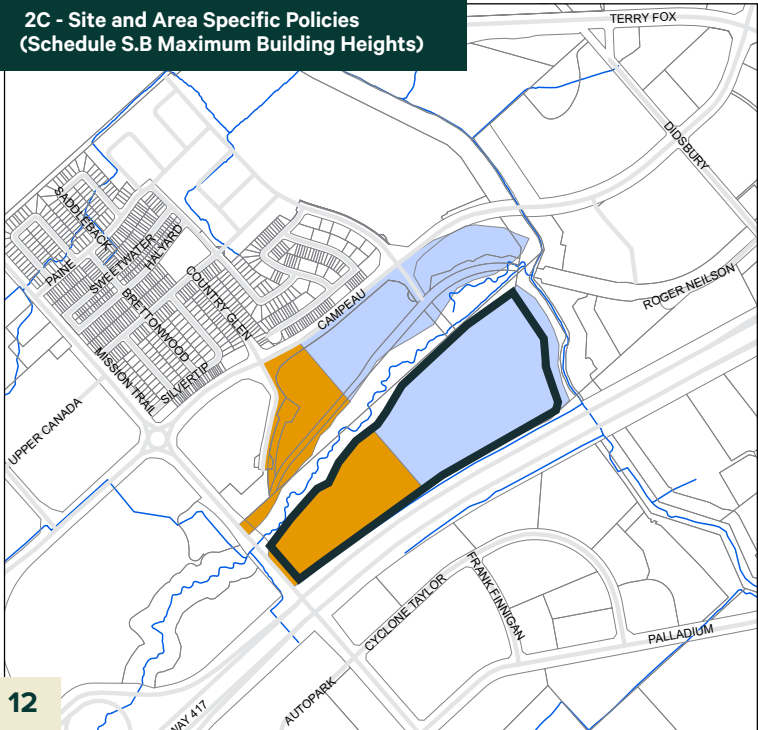
The City of Ottawa recently updated their Official Plan, which was approved in November 2021. In November 2022, the province approved the Official Plan with modifications, including but not limited to the removal of building height caps along certain streets as well as adding an additional 1,600 acres to the urban boundary through expansion. However, in October 2023, the province reversed the decision made in November 2022 and through Bill 150 has removed all changes to Ottawa's Official Plan that had previously been modified. As such, the policies of the November 2021 Official Plan remain.

The Property is designated Neighbourhood and has the Evolving Neighbourhood Overlay as per the proposed Suburban (West) Transect Land Use Plan (Schedule B5). Lands within the Suburban Transect shall support a range of dwelling unit sizes with a range of densities, including higher densities on properties in proximity to rapid transit systems. Please note that there is a SASP for the Property that allows for maximum heights of 6 storeys on the eastern

and 15 storeys on the western portion of the Site. As such, the Site provides a prime opportunity for a mixed-use development with a range of densities being steps to the planned Campeau LRT Station.

The Evolving Neighbourhood Overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. As per the land use policies, Neighbourhoods will form of the cornerstone of liveability in Ottawa and are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

2C - Site and Area Specific Policies
(Schedule S.B Maximum Building Heights)



KANATA WEST CONCEPT PLAN

The Property is also located within the Kanata West Concept Plan (KWCP) area. The Kanata West Concept Plan was a product of Regional Official Plan Amendment #9 (ROPA 9), which was enacted on October 11, 2000, and expanded Ottawa's urban area by approximately 1,791 acres. The plan provides a vision for the boundary which is intended to be urban in character and will develop the area with different densities that make efficient use of the lands and incorporates future transit infrastructure.

OTHER CONSIDERATIONS

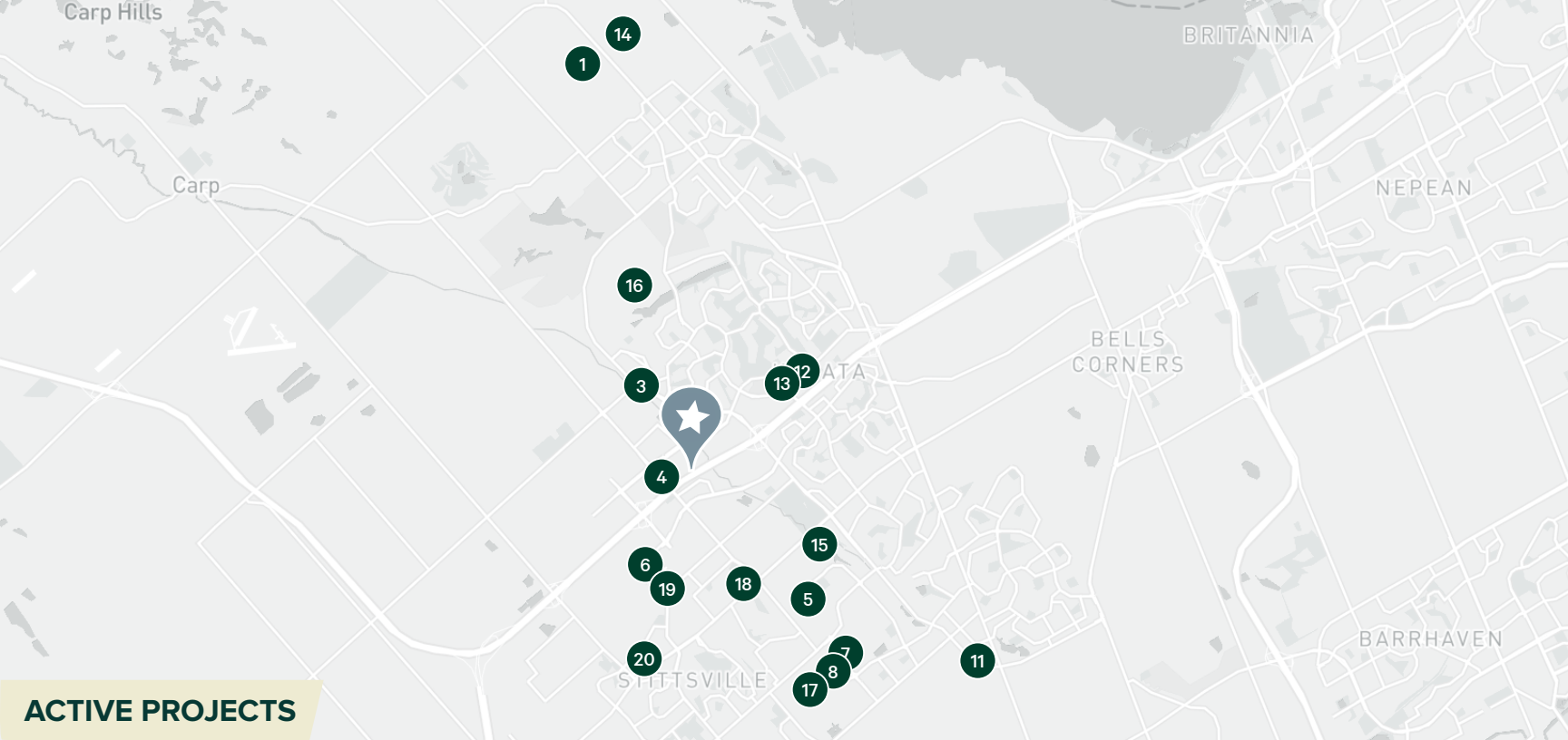
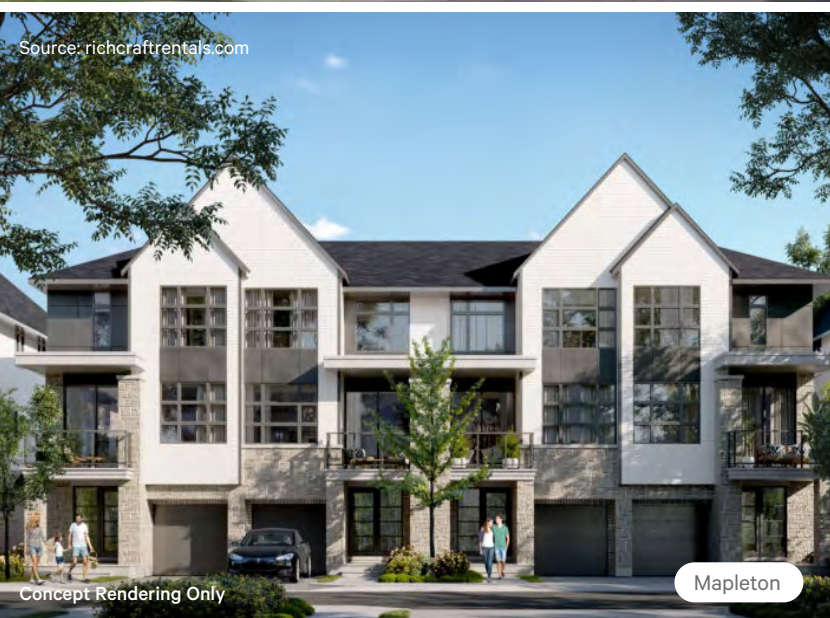
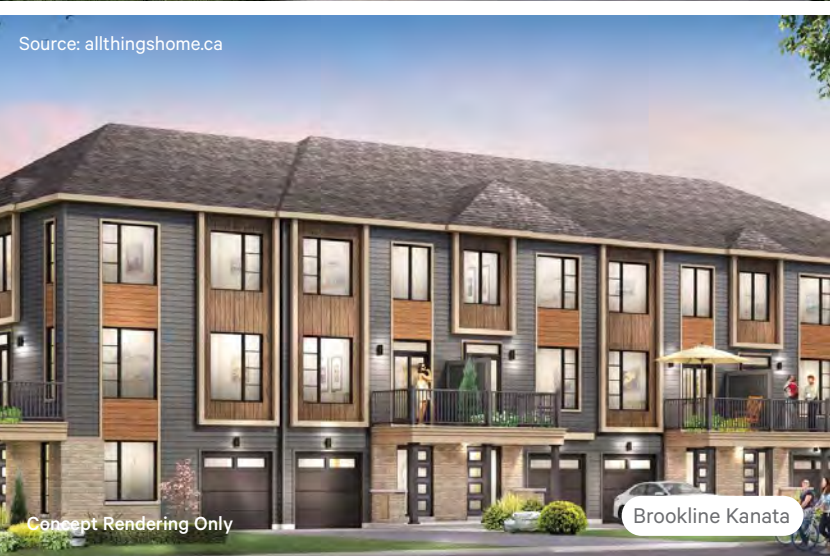
- The vendor has secured a non-binding agreement with the Kanata West Owners Group (KWOG) limiting involvement to solely paying for a pro-rata share of regional services.
- The vendor has an agreement with KWOG that the landowner group will not appeal a future rezoning application on the Property.



MARKET OVERVIEW

The Property is located within the highly desirable and growing node of Kanata West. The area has witnessed significant residential development in the past few years, which is anticipated to continue to grow for the foreseeable future. In addition, the Site will benefit significantly from the future planned LRT line and new Campeau Drive Station, which is anticipated to be located directly north of the Site. Demand for apartment and condo housing in Kanata has remained high, allowing a purchaser to capitalize on the increase in prices and low supply.

Many of Ottawa’s developers have launched multiple projects here with new and final phases coming from Minto, Mattamy, Claridge, and Lepine. These communities continue to deliver a mix of detached singles, towns, stacked towns, and significant clusters of rental apartments. To the immediate north lies Minto’s Arcadia, consisting of the first four (4) Stages of the subdivision, which are mostly complete. Planning applications for Stage 5 have been submitted. Upon completion there will be over 1,200 units in Arcadia. Also, nearby is Mattamy’s Connections in Kanata community that is currently under construction providing over 1,000 residential units once complete, with a mix of townhouse and single detached units. The lands are also adjacent to Ottawa’s newest major employment node, the Kanata West Business Park, consisting of 140 acres of employment and commercial development.



ACTIVE PROJECTS

#	PROJECT	DEVELOPER	# OF UNITS	STATUS	PRICING
1	Copperwood Estate	Claridge Homes; Uniform Urban Developments	600	Pre-Construction	\$679,000 - \$1,229,000
2	Brookline Kanata	Minto	184	Under-Construction	\$609,900 - \$793,900
3	Richardson Ridge (Phase 4)	Cardel Homes; Uniform Urban Developments	47	Under-Construction	\$742,000 - \$1.30M
4	Arcadia Stage 6 (Parkside)	Minto	368	Under-Construction	\$393,900 - \$855,000
5	Abbott's Run	Minto	3,700	Pre-Construction	\$644,900 - \$1,091,900
6	Connections in Kanata (Phase 3)	Mattamy Homes	195	Under-Construction	\$609,990 - \$1,061,204
7	360-370 Bobolink Ridge	Broadstreet Properties Ltd.	407	Pre-Construction	Apartment Rentals
8	Westwood	Claridge Homes; Richcraft Homes; Tamarack Homes	400+	Under-Construction	\$959,900 - \$1,200,000
9	Shea Village	Valecraft Homes Ltd.	30+	Pre-construction	\$749,900 - \$1,299,900
10	Edenwyld	Cardel Homes; Tamarack Homes; Tartan Homes	550+	Under-Construction	\$640,279 - \$1,029,000
11	Bridlewood Trails	Claridge Homes	324	Under-Construction	\$519,900 - \$803,900
12	1050 Canadian Shield - Carre St Louis	Lepine Apartments	244	Pre-Construction	Apartment Rentals
13	6301 Campeau Dr - Epoch	Bayview Hospitality	798	Under-Construction	Apartment Rentals
14	Northridge	Valecraft Homes Ltd./Mattamy	790	Pre-Construction	N/A
15	Bradley Commons	Urbandale Construction; Richcraft Homes; HN Homes	800	Pre-Construction	N/A
16	Kanata Lakes (Phase 9)	Richcraft Homes	450+	Under-Construction	\$706,800 - 1,029,800
17	Mapleton	Richcraft Homes	900+	Under-Construction	\$639,900 - \$775,000
18	Wellings of Stittsville (Phase 2 & 3)	Nautical Lands Group	344	Under-Construction	Apartment Rentals
19	1981 Maple Grove	Claridge Homes	211	Pre-Construction	N/A
20	6171 Hazeldean	Latitude Homes	529	Pre-Construction	N/A

Source: (Altus 2024)

CITY OF OTTAWA

Located in eastern-Ontario along the Quebec border, Ottawa is Canada’s capital city, with a population of over 1,000,000 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 through 2023 and 2024, 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. In addition, the City is in the process of obtaining funding for the detailed design and construction of the next phase of the LRT. Once Stage 2 and Stage 3 of the extension have been completed, the Property will benefit significantly from the City’s diverse transit options and provide future residents and workers with direct connections across the Region.

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.



Alexandra Bridge
Source: Unsplash.com



Source: booking.com
Kanata Centrum Shopping Centre



Source: bywardbluelinn.ca
Rideau Canal



Source: ottawatourism.ca
Parliament Hill



Source: chatterblocc.com
Tanger Outlets Ottawa



Source: Unsplash.com

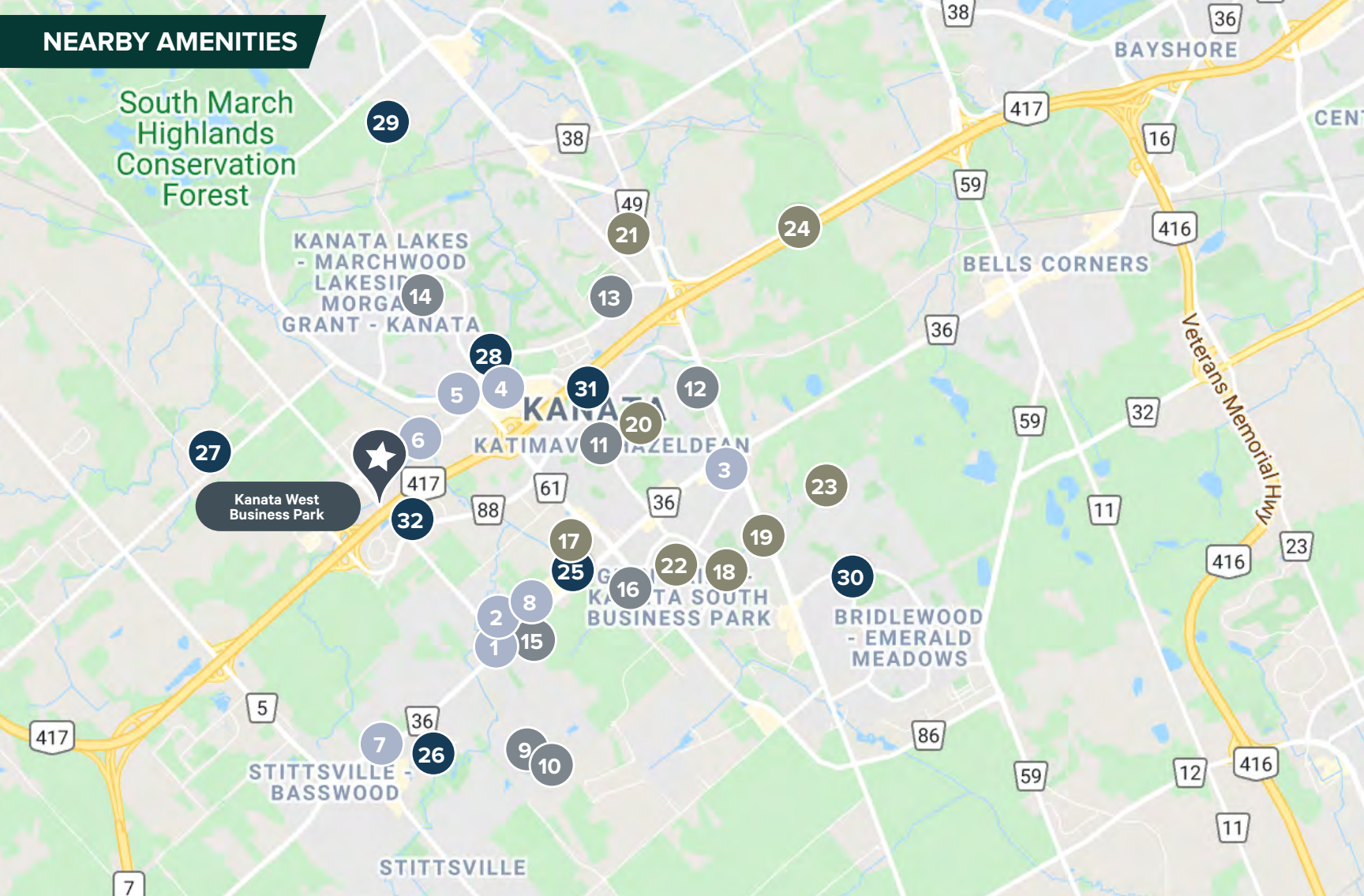
ABOUT KANATA A GROWING COMMUNITY THAT IS IN HIGH DEMAND

Located in the City of Ottawa’s west end, Kanata is one of the largest suburbs, located 22 km west of the City’s downtown. As of 2016, Kanata had a population of 90,806 and was growing rapidly. Before it was amalgamated into Ottawa in 2001, it was one of the fastest growing cities in Canada and the fastest growing communities in Eastern Ontario. It is a planned community and an important hi-tech centre, often referred to as Silicon Valley North. Kanata boasts extensive shopping and recreation destinations, including several world class golf courses, and entertainment venues.

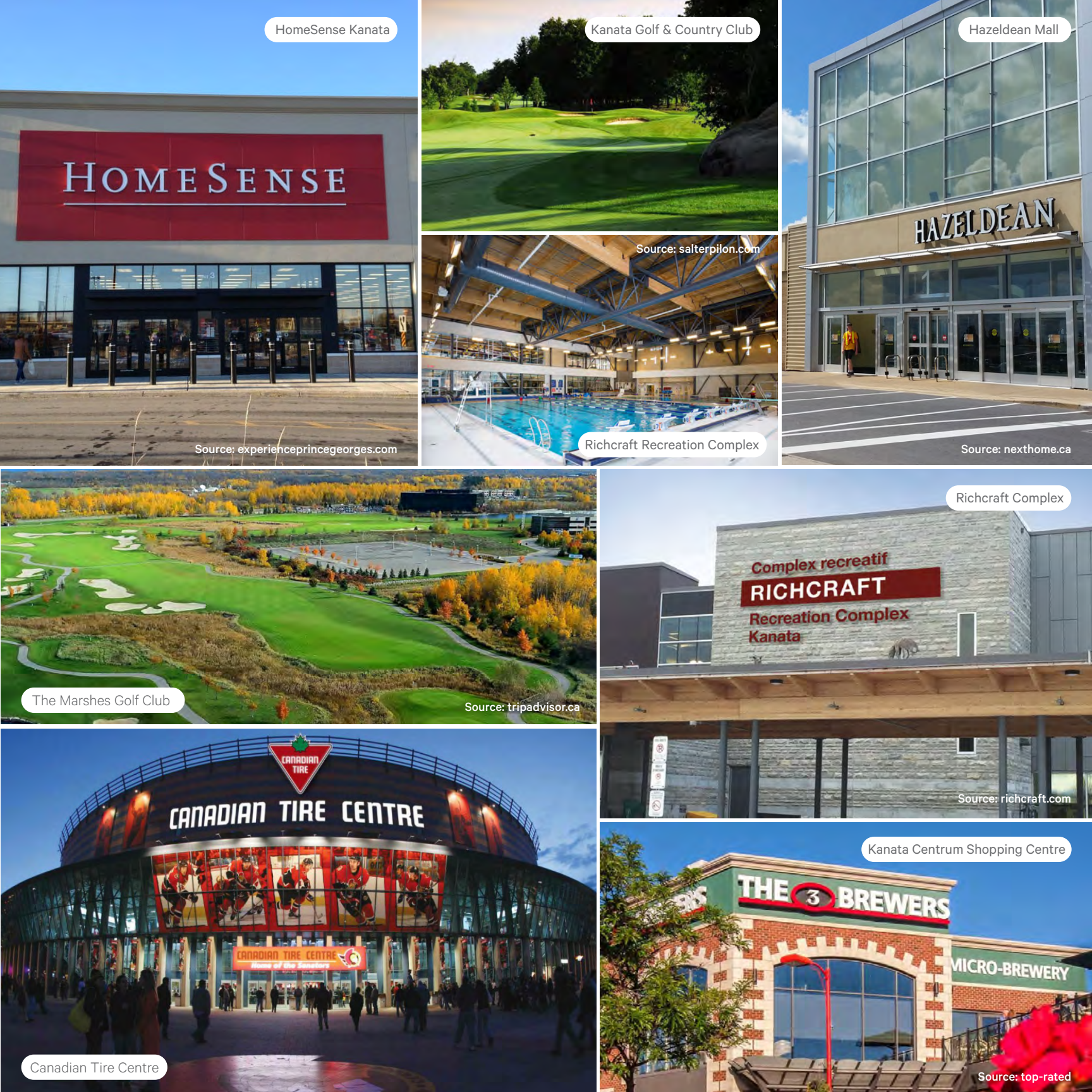
Kanata is well positioned along Highway 417, allowing for direct connections across Ottawa and easy access to the downtown core for both residents and workers alike. Several nearby amenities enhance the appeal of the Property’s development opportunity including Kanata Centrum Shopping Centre (± 1M square feet retail development), Canadian Tire Centre (the Ottawa Senators NHL Arena), and the Tanger Outlet Mall (± 300,000 square feet retail development).

There are several recreational facilities in close proximity including the Kanata Recreation Complex, Kanata Leisure Centre and Wave Pool, and the Bell Sensplex, which provide a number of programs for the benefit of area residents. In addition, there are numerous parks, educational institutions, nature trails and public transit stops within close walking distance of the Property.

Located nearby from the Site is the charming Stittsville Main Street, which spans 2 kilometres in length and offers a unique experience to residents given its distinct atmosphere and variety of amenities. Residents will appreciate the rich rural residential history of Stittsville as the majority of the commercial operations reside in residential type buildings, encapsulating Stittsville’s sense of community.



NEARBY AMENITIES



Retail

- 1. Shoppers Drug Mart
- 2. Food Basics
- 3. Hazeldean Mall
- 4. Walmart Supercentre
- 5. Farm Boy
- 6. Tanger Outlets Ottawa
- 7. LCBO
- 8. Home Sense

Institutional

- 9. Stittsville Public School
- 10. Granite Ridge Care Community
- 11. Castlefrank Elementary School
- 12. Catholic Elementary School
- 13. Ottawa Public Library
- 14. All Saints High School
- 15. École secondaire catholique Paul-Desmarais
- 16. John Young Elementary School

Parks

- 17. Walter Baker Park
- 18. Frank MacDonald Ball Park
- 19. Old Quarry Trail
- 20. Hazeldean Woods Park
- 21. Roland Michener Park
- 22. Rickey Place Park
- 23. Trans Canada Trail
- 24. Wesley Clover Parks Campground

Recreation

- 25. Kanata Recreation Complex
- 26. Amberwood Village Golf & Country Club
- 27. Thunderbird Sports Centre
- 28. Kanata Golf and Country Club
- 29. Richcraft Recreation Complex
- 30. Eva James Memorial Community Centre
- 31. Kanata Leisure Centre and Wave Pool
- 32. Canadian Tire Centre



Offering Process:

CBRE’s Land Services Group has been retained as the exclusive advisor to seek offers for the disposition of the Property. Interested purchasers will be required to execute and submit a Confidentiality Agreement (“CA”) prior to receiving additional due diligence and access to the Data Room. For more information on the offering process please reach out to one of the advisors below.

Confidentiality Agreement

Potential purchasers that require access to the data room must complete a CA and return it to: lsggta@cbre.com

All offers to be submitted to Erik Falardeau (erik.falardeau@cbre.com), Mike Czestochowski (mike.czestochowski@cbre.com) and Lauren White (lauren.white@cbre.com)

CLICK TO SIGN CA

CBRE | LAND SERVICES GROUP

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