

AVISON
YOUNG



For Sale
Lot C

25 Pickering Place, Ottawa

CONNECTION | CONVENIENCE | COMMUNITY



Density
Potential Lot C
**20 Storeys /
194,264 sf**



Potential
Residential Units
Lot C - 224 units



Total No. of Lots
Available
Up to 4



Multi-Use Transit
**LRT and VIA Rail
Adjacent**

Community

25 Pickering Place
Ottawa, ON

As the City of Ottawa realizes the completion of its next phase of the LRT Confederation Line, the city is poised to benefit from its long-term vision to become a modernized, and efficient community. As new connections are added, the emphasis on, and the true benefits of, light rail will emerge. Junction Central, a master-planned, mixed-use community, situated at the only multi-use terminal in Ottawa, shares the site with the O-Train/Tremblay Station and the Ottawa Train Station/VIA Rail.

The site is envisioned as a fully modern, upscale TOD Site, maximizing the efficiencies of the onsite infrastructure and higher-order transit location. The concept proposes 6 high-rise buildings, and a new public parkland. A planned Multi-Use Pathway provides residents with access to the existing amenities at the Ottawa Train Yards Shopping District.

Lots A & B represent actively planned Proof of Concept structures comprising one fourteen, and one twenty-eight storey mixed-use development anticipated to break ground in Q1 2026. The opportunity represented by the sale of Lot C provides for a development-ready site for a variety of complementary uses including hotel, institutional, seniors, and additional mixed-use development.

The site will represent a fully amenity-based community at an east-west LRT hub, and at the gateway to the nation's capital core business district. Developers will benefit from the substantial strategic planning for the site, with the opportunity to expand and evolve the concept to meet its own vision and the opportunities afforded at the site.

Investment Highlights

Zoning

Transit Oriented Development Zone - (TD3[2836] S468) - Dynamic zoning allows for high-density residential, as well as a range of commercial uses, including hotel/hospitality, long-term care (LTC) and retirement-home.

Transit

The site is located immediately adjacent to the Ottawa Train Station - VIA RAIL and the O-Train Light Rail - Tremblay Station, which offers unparalleled connectivity throughout Ottawa.

Servicing

Ample service capacity already exists at the lot line of the site.

Dataroom

There is an extensive dataroom of completed studies, reports and other information that can be made available to potential buyers upon execution of Confidentiality Agreement (CA).

City Approvals

A subdivision agreement has been registered and the site is shovel ready.

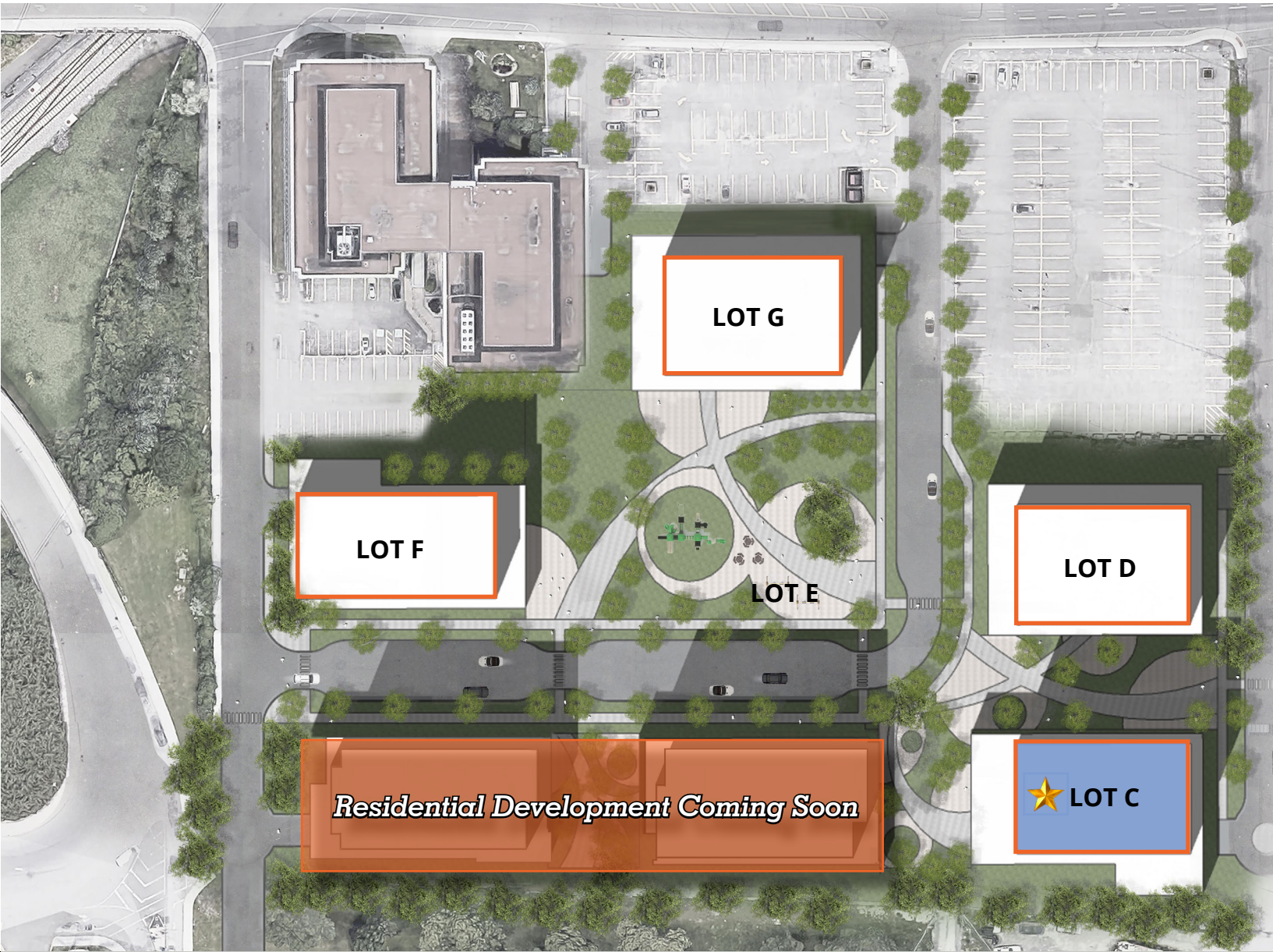
Lots A & B are anticipated to receive fully site plan approval in Q4, 2025. The planning and development completed for Lots A & B will complement the development of Lots C,D,F, & G.



Concept Plan

25 Pickering Place
Ottawa, ON

| LOT | Unit Count | GFA | # Storey |
|-------------------------|------------|------------|----------|
| ★ Current Offering C | 224 | 194,264 sf | 20 |
| D | 243 | 215,324 sf | 20 |
| F | 335 | 289,596 sf | 30 |
| G | 352 | 305,010 sf | 30 |



Convenience

Situated at the juncture of the Ottawa Train Station-VIA Rail Line, and at a central juncture for Ottawa's LRT, this site will attract residents, business, institutional, and tourism uses. The Max Keeping multi-use bridge enhances the walkable nature of the site, connecting residents and patrons to adjacent the Ottawa Conference and Event Centre, Ottawa Stadium, the RCMP headquarters, and to Ottawa's NCC 220 km pathways throughout Ottawa and as far as the beautiful Gatineau Hills.

The City of Ottawa, as the Nation's Capital is renowned for its steady economy, opportunity, and a live-work-play vibrancy unique to the city, providing a renowned high quality of life.

Always considered a stable government town, the city is now further poised for unprecedented growth, arising from both federal and provincial policy direction and the arrival of light rail transit in the City.

Host to a combined 129 embassies and consulates, visitors and residents can interface internationally with ease, which facilitates business, and the success of a multicultural community.

Home to both the Ottawa Senators NHL team and its newly announced facility at Lebreton Flats, and Ottawa Redblacks CFL Football at Lansdowne 2.0, Ottawa benefits from the notoriety, tourism, and investment that national teams afford.



Shopping and Services:

- 1 Train Yards Shopping District
- 2 Rideau Centre Shopping Mall
- 3 ByWard Market
- 4 St. Laurent Shopping Centre

Parks and Recreation:

- 1 Ottawa Baseball Stadium
- 2 Future Ottawa Senators Sports Facility
- 3 Dow's Lake Arboretum
- 4 Vincent Massey Park
- 5 Landsdowne Park/TD Stadium
- 6 Central Experimental Farm

Hospitals:

- 1 CHEO (Children's Hospital of Eastern Ontario)
- 2 The Ottawa Hospital
- 3 New Civic Development - The Ottawa Hospital
- 4 Royal Ottawa Mental Health Centre

Attractions:

- 1 National Arts Centre
- 2 National Gallery of Canada
- 3 Canadian War Museum
- 4 Lac Leamy Casino

Key Locations:

- 1 Parliament Hill
- 2 Ottawa Conference and Event Centre
- 3 Rogers Centre Ottawa
- 4 Ottawa International Airport
- 5 E.Y. Centre – Eastern Ontario's Largest Exhibition Centre

Education:

- 1 The University of Ottawa
- 2 Carleton University



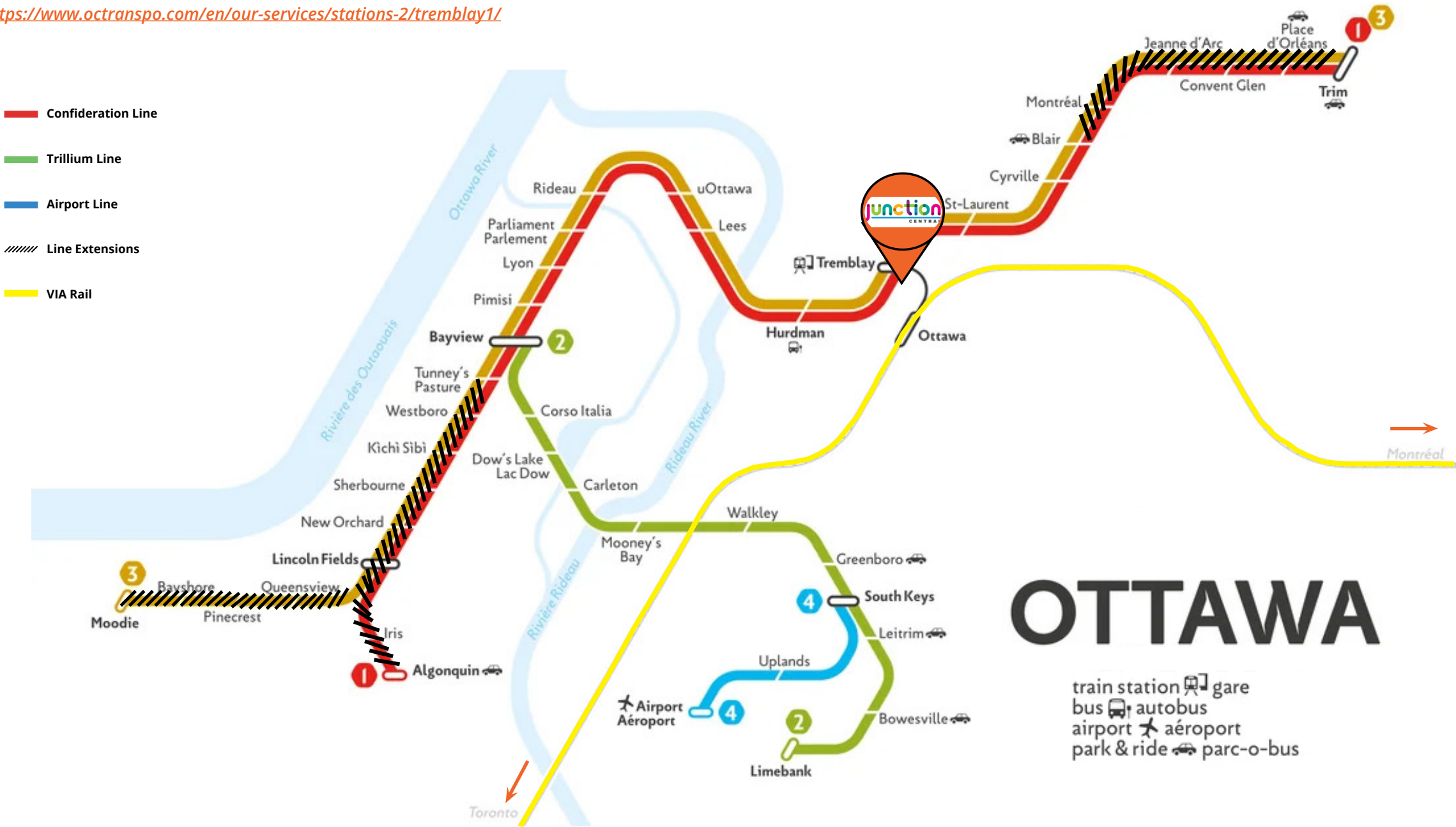
Connection

Under its new Official Plan and [Five Big Moves](#), Ottawa is striving to be ‘the most liveable mid-sized City in North America’ focussing on Growth, Mobility, Urban Design, Resiliency, and Economy.

Ottawa is growing at an unprecedented rate. Several factors contribute to this, with the introduction of Light Rail Transit (LRT) at its core. Under Ottawa’s new Official Plan, the City is projecting growth from its current 1,095,500 residents to a projected 1,399,400 in 2045, representing anticipated a growth of approximately 300,000 people in the next 22 years. The bulk of this growth is anticipated to occur over the next several years. This is due, in large part to the density potential created by the impending completion of the city’s light rail transit.

Representing a ‘gamechanger’ for Ottawa the LRT will connect the City in ways it has never been before. Communities across the City will be connected both east and west on the Confederation Line 1 and north and south on the Trillium Line. Transit-Oriented Development opportunities are naturally emerging along at the transit stations. The development opportunity at the Tremblay Station uniquely combines two modes of transit; VIA rail connecting passengers east and west across Canada to locations throughout the Nation’s Capital. Junction Central will uniquely serve as a key juncture for residents, businesses, services, and visitors alike.

<https://www.octranspo.com/en/our-services/stations-2/tremblay1/>



25 Pickering Place
Ottawa, ON



Travel Distances LRT

| | |
|-------------------------------------------|--------|
| Ottawa University | 8 min |
| Parliament/Downtown Ottawa | 13 min |
| New Ottawa Senator's Arena | 20 min |
| The Ottawa Hospital – New Civic Campus | 30 min |
| International Airport Ottawa | 50 min |
| Carleton University | 43 min |



Travel Distances VIA Rail

| | |
|--------------|----------|
| Smiths Falls | 45 min |
| Brockville | 1h 21min |
| Montreal | 2h 00min |
| Kingston | 2h 6min |
| Toronto | 4h 30min |



- Access to Dataroom will be provided upon the provision of a Completed Confidentiality Agreement (CA).
- Dataroom includes Geotechnical and Environmental reports.
- Following a minimum one (1) month period allowing for review of the dataroom, Avison Young will identify an Offer Date to be indicated to all parties having completed the CA. Offers may be submitted as Letters Of Intent.
- [Link to Confidentiality Agreement](#)

Fact Sheet

| | |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address: | 25 PICKERING PL, OTTAWA , K1G5P4 |
| Legal Description: | LOTS 457, 458, 459, 460, 466, 467 AND LOTS 470 TO 482, LOTS 487 TO 503, LOTS 506 TO 522, LOTS 529 TO 552 AND PART OF LOTS 461, 462, 463, 464, 465, PART OF AVENUE J CLOSED BY BY-LAW 193-50 (INST. OT3267) AND BY-LAW 6-67 (INST. OT74046) AND PART OF AVENUE K CLOSED BY BY-LAW 127-50 (INST. OT2235), PLAN 320, SHOWN AS PARTS 1, 2 AND 3, ON PLAN 4R-35290; SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35290 IN FAVOUR OF LOTS 58 TO 64, PLAN 320, LOTS 483 TO 486, PLAN 320, PART AVENUE J PLAN 320, LOTS 65 TO 71, LOTS 451 TO 454 PLAN 320 AND LOTS 455 & 456, PLAN 320 AS IN CT112205 CITY OF OTTAWA |
| PIN: | 042560766 |

25 Pickering Place Ottawa, ON



Get more Information

Gillian Burnside

Ottawa

Sales Representative, Vice-President

613 696 2734

gillian.burnside@avisonyoung.com

Ron Milligan

Ottawa

Sales Representative, Vice-President

613 696 2750

ron.milligan@avisonyoung.com

Nick Yanovski, AACI

Toronto

Broker, Principal, Capital Markets
Group, Investment

416 843 5822

nick.yanovski@avisonyoung.com

James Pero

Ottawa

Sales Representative

613 696 2767

james.pero@avisonyoung.com



Platinum member

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 |
Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

junction
CENTRAL