



Residential land for sale

1 Deschênes Street, Aylmer
Gatineau, Québec

Magnificent 908,707-square foot property overlooking the Ottawa River with current zoning that allows for a medium density residential development

**AVISON
YOUNG**

The property

Introduction

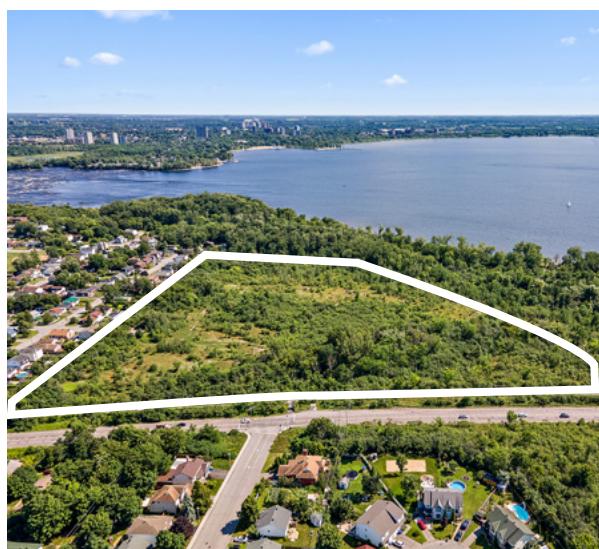
Avison Young has been retained by BDO Canada Limited, solely in its capacity as the receiver of 3969631 CANADA INC. and not in any other capacity, to offer for sale 1 Deschênes Street, Aylmer in Gatineau, Québec (the "Property").

The Property is located along the Ottawa River in Aylmer. The site is immediately accessible via Boulevard De Lucerne that serves as a main east-west corridor connecting the community with the rest of Gatineau and Ottawa. The area is currently experiencing unprecedented levels of development and densification. The site is viewed as prime waterfront location given it is ~100 metres north of the Ottawa River that separates Québec and Ontario. The surrounding natural environment and family-oriented neighborhood make it a perfect site for a mixed density residential development.

This area of Gatineau has been experiencing significant residential development that is expected to be sustained over the next decade to supply much-needed housing inventory. There are currently over six active medium-rise residential developments within a 5 km radius of the Property.

The proposed development at 1 Deschênes Street is currently intended to occur across 2 phases that feature the construction of medium-density and low density buildings between 3 and 10 storeys. The development will total 1,013 units, with an NRA of 1,013,000 square feet (sf).

Prime waterfront location on the Ottawa River overlooking Ontario





Key facts

Property summary

908,707 sf (20.86 acres)

Site area

Ha-15-003 & Ha-15-049 (residential)

Zoning

Medium density residential area

Official plan

1,013

Potential units

1,013,000 sf

NRA

Between 3 and 10

Storeys

Investment highlights



Prime waterfront location on the Ottawa River overlooking Ontario.



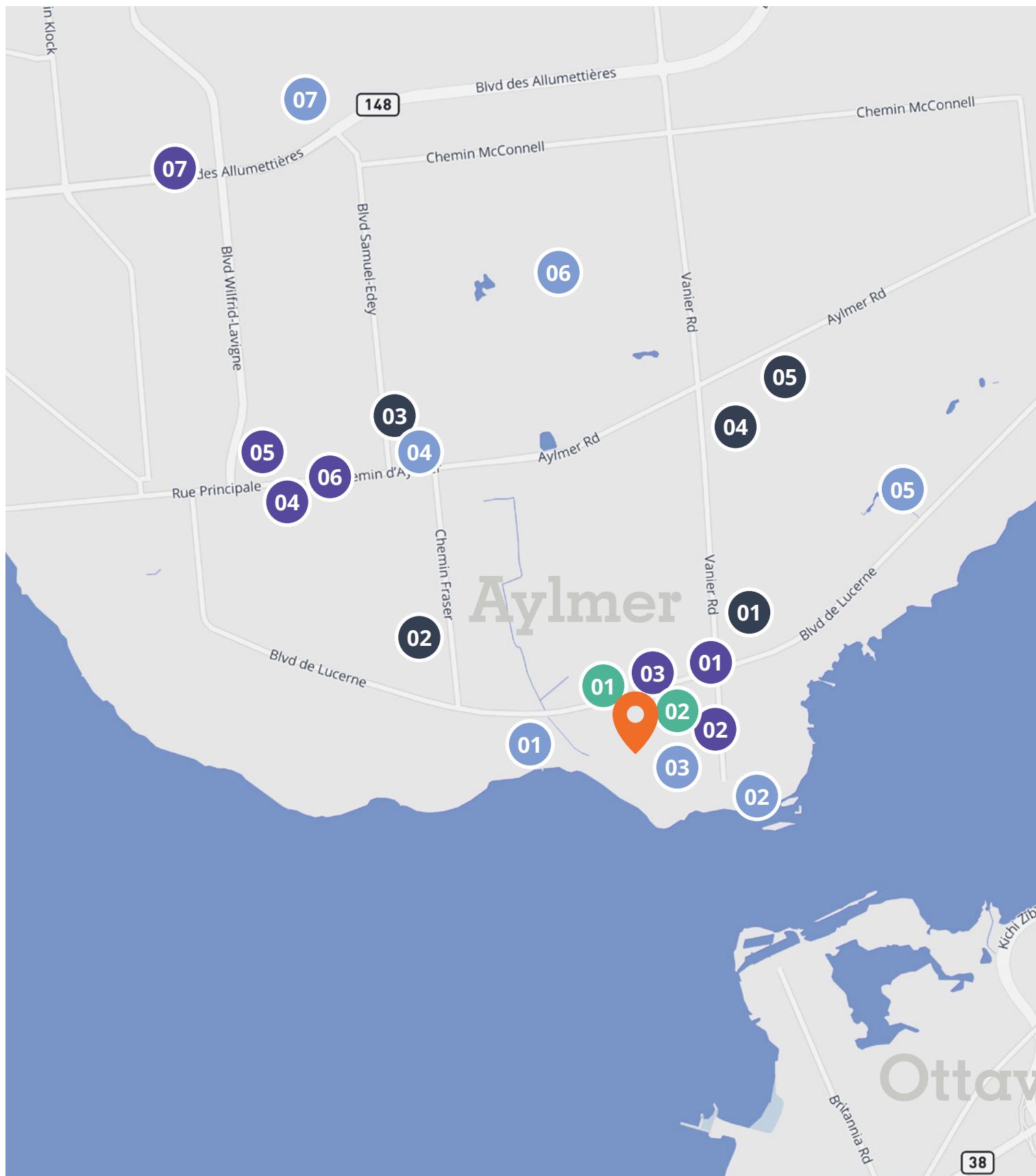
Direct access to a major boulevard connecting Gatineau West (Hull) and Aylmer allowing for easy accessibility.



Only a 15-minute drive to Downtown Ottawa.



3 kilometers to Glenwood Plaza, Place d'Aylmer, and Galeries Aylmer, which offer numerous amenities.



Ideally located in Aylmer

Location overview



Amenities

The immediate area around the Property is mostly residential with mature trees and several green spaces, parks and golf clubs, offering great natural surroundings

Amenities and services

01	Guillot Park
02	Rapides-Deschênes Park
03	Kenneth Lloyd Park
04	Aquatic Centre
05	Rivermead Golf Club
06	Gatineau Golf Club
07	Forêt-Boucher Park



Public transit

Public transit in the region is provided by the Société de transport de l'Outaouais, which offers several bus lines in the Aylmer sector and in close proximity to the Property

Public transit

01	Bus lines 45, 52, 645
02	Bus lines 45, 52, 645, 752



Retail

The Property is in close proximity to a main east-west corridor in the Aylmer neighbourhood which offers multiple retail options and several restaurants

Retail and restaurants

01	Tim Hortons
02	Vic & Co Cuisine Viêt
03	La Patata Glacée
04	Place d'Aylmer
05	Galeries Aylmer
06	Glenwood Plaza
07	Metro Plus

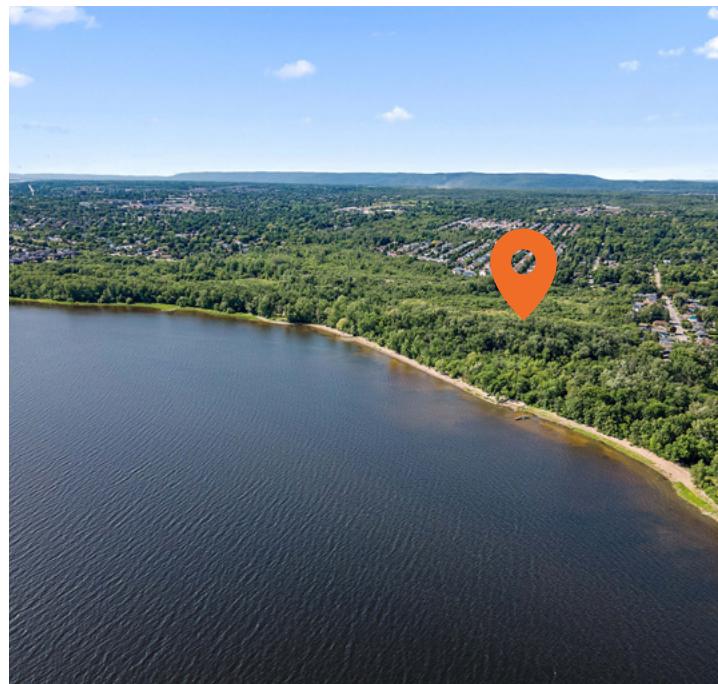


Schools

The surrounding family-oriented neighborhood offers an array of primary and secondary schools, as well as daycares minutes away from the Property

Schools

01	Rapides-Deschênes School
02	St. Jerome School
03	New Era School
04	South Hull School
05	Des Cavaliers School

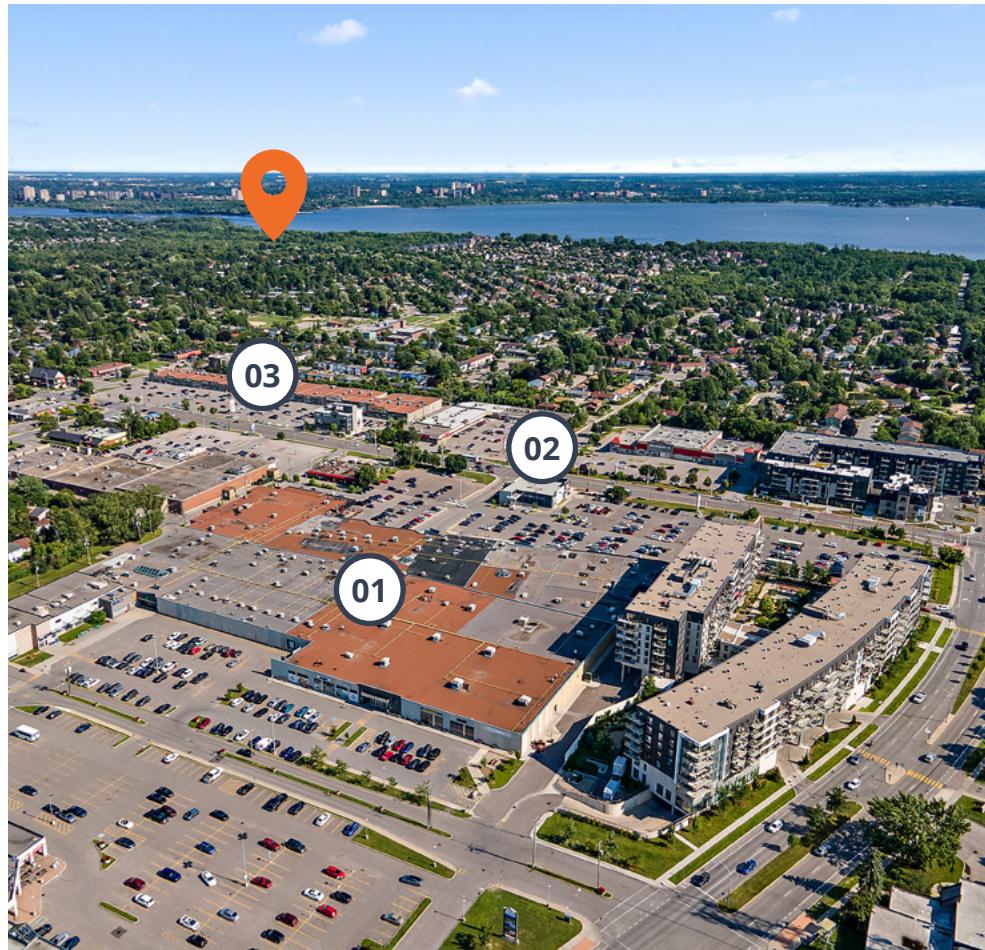


The surroundings

Location overview

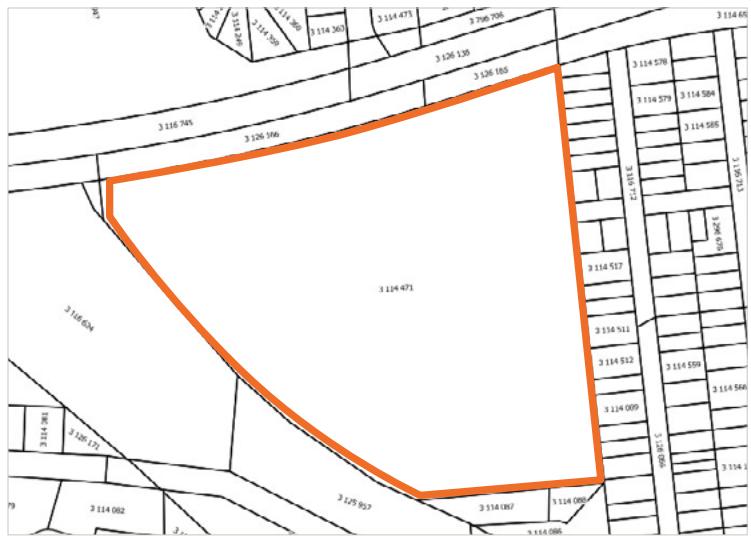
Legend

01	Galeries Aylmer
02	Place d'Aylmer
03	Glenwood Plaza
04	Rapides-Deschênes School
05	City of Ottawa
06	Ottawa River



Proposed development

Site survey, zoning & development status overview



Current zoning allows for medium density residential development.

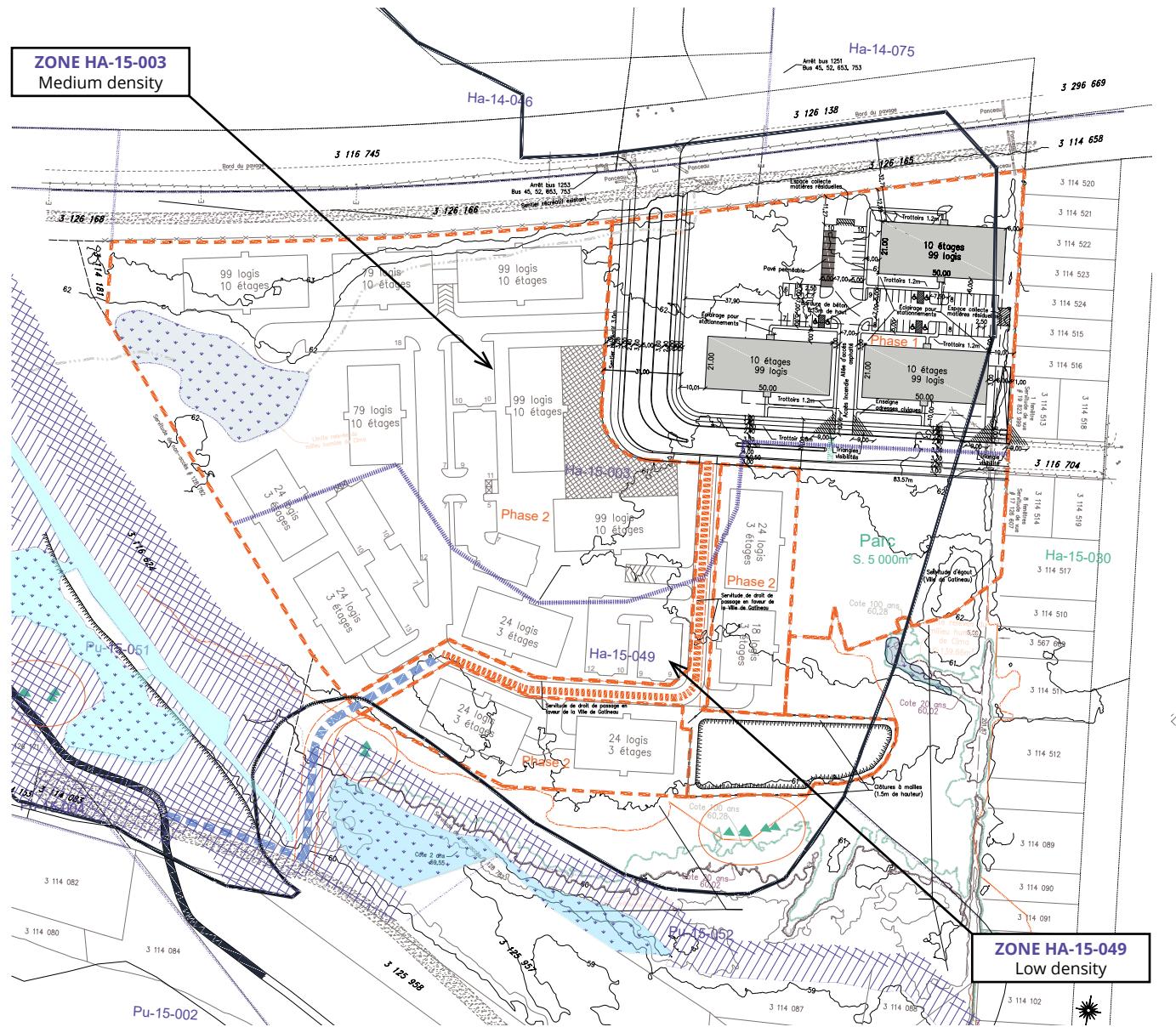
The PIIA was submitted to the City of Gatineau in 2021. The proposed specifications of the development fall within the permitted guidelines of the current by-laws.

Buyers are to verify and satisfy themselves regarding the zoning, entitlement process, and outstanding approvals required for development.



Proposed development

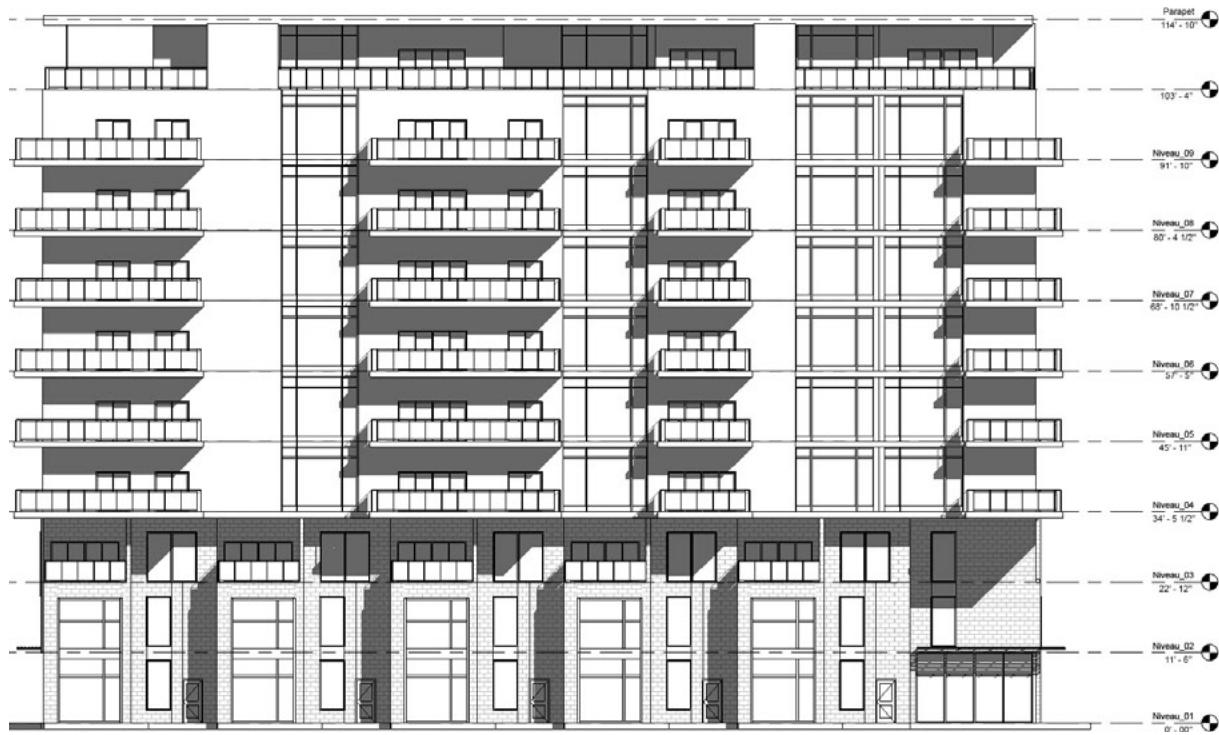
Proposed development plan - Phases 1 & 2



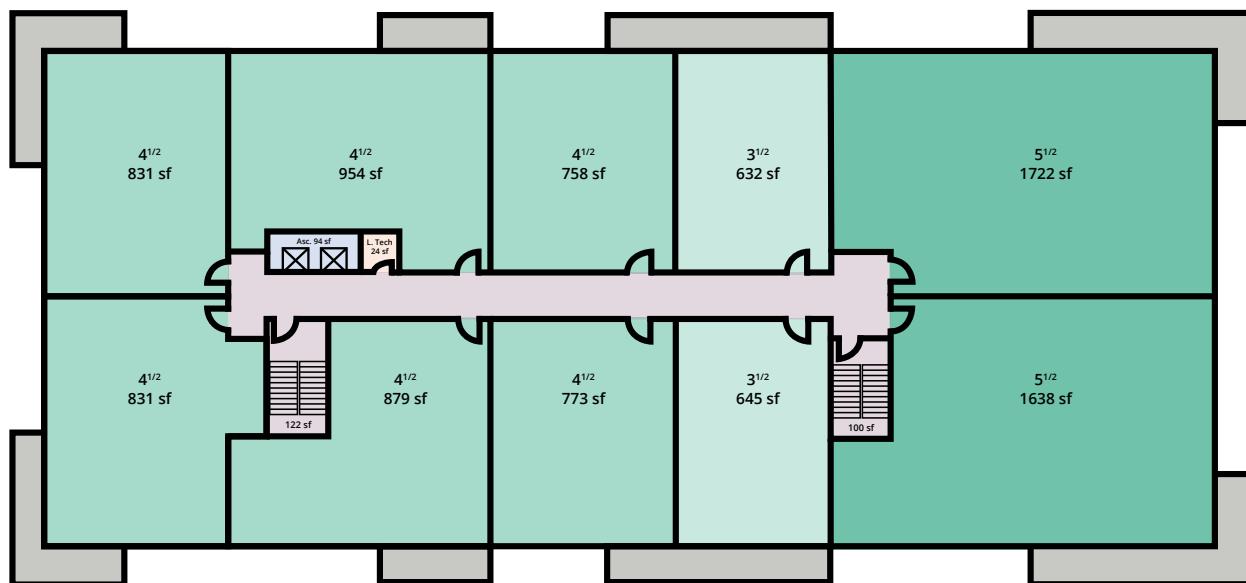
2 phases of medium-density and low density buildings between 3 and 10 storeys, for a total of 1,013 units

Proposed development

Proposed elevation - 10 storeys



Proposed typical floor plan



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If you would like more information on this offering, please get in touch.

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Price

The Property is being offered on an unpriced basis.

Bids & Form of Offer

All offers MUST be submitted on the Receiver's form of Asset Purchase Agreement ("APA"), available in the data room. Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APA. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

All bids MUST be on the Receiver's form of APA and MUST include the following at time of submission:

- A deposit in the amount of ten percent (10%) of the purchase price – by bank draft or wire transfer payable to the Receiver, in trust.
- Evidence of funds from the Buyer's financial institution(s), confirming the party has the financial wherewithal to complete the transaction.

Data Room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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