



**523,272 SF TRANSIT-ORIENTED HIGH DENSITY DEVELOPMENT SITE**  
**1209 ST. LAURENT BLVD. & 1200 LEMIEUX ST**  
**OTTAWA, ONTARIO**  
INVESTMENT SUMMARY

# THE OFFERING

Institutional Property Advisors (IPA), a division of Marcus & Millichap, Brokerage (the "Advisor" or "IPA") on behalf of the "Vendor" is pleased to offer for sale a 100% freehold interest 1209 St. Laurent Boulevard & 1200 Lemieux Street, Ottawa, Ontario (the "Property").

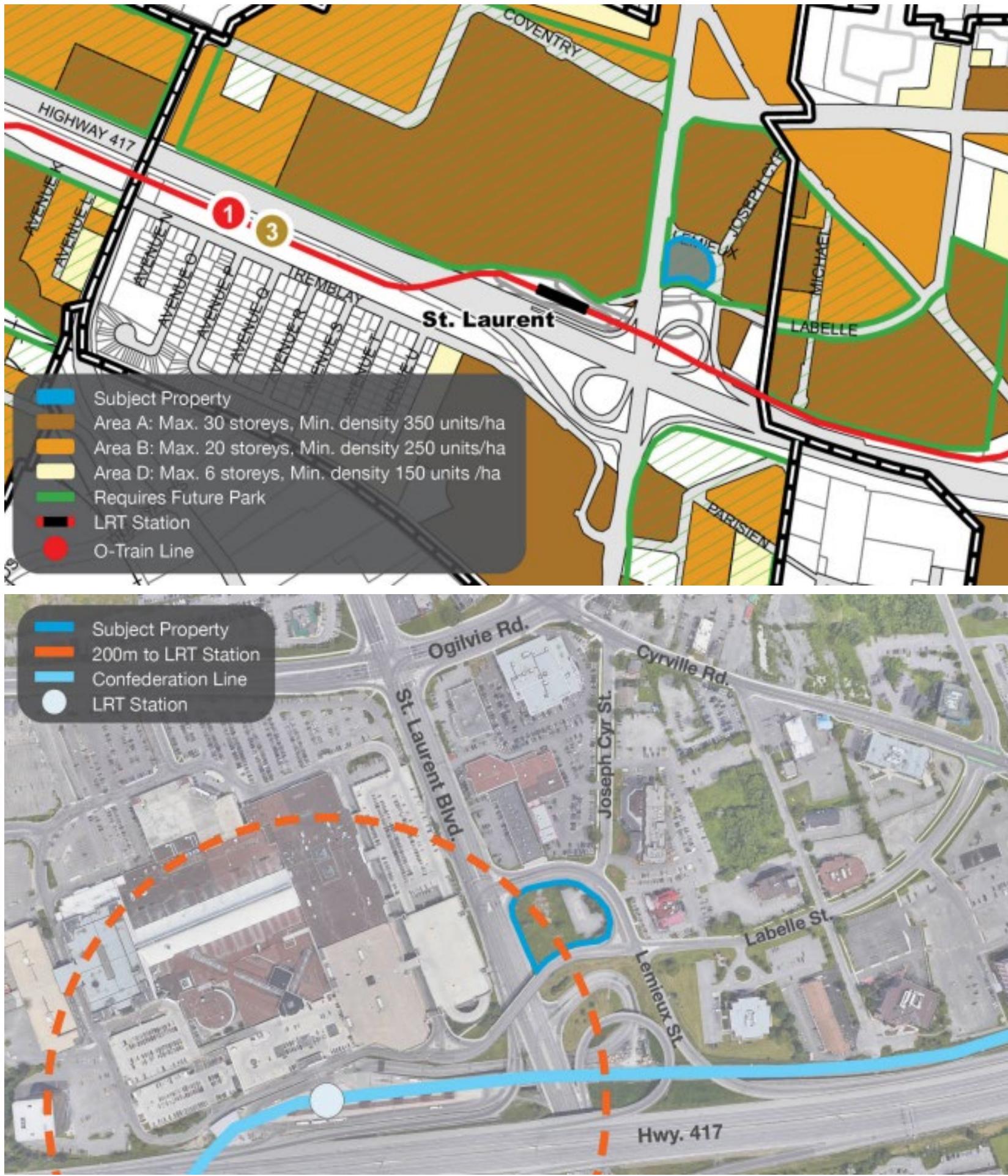
The 1.1-acre site underwent rezoning to optimize Ottawa's Transit-Oriented Development (TOD) zoning, specifically designed for sites near LRT stations. Following rezoning, policy now allows for the construction of two 30-storey towers, totaling 645 units and 523,272 square feet of constructable area above grade, with 4 levels of underground parking.

The opportunity boasts ~159ft of frontage on St. Laurent Boulevard and ~124ft of frontage on Lemieux Street.

## PROPOSED SITE DYNAMICS

Category	Details
Land Area:	Total: ~1.1 acres (45,951 ft <sup>2</sup> )
Total Units:	645 Residential units
Tower A Breakdown:	336 Apartment Units: 15 Studio Apartments 187 1 Bedroom Units 134 2 Bedroom Units
Tower B Breakdown:	309 Apartment Units: 18 Studio Apartments 164 1 Bedroom Units 127 2 Bedroom Units
Floor Plate:	Typical Podium: 11,775 SF Typical Tower: 8,000 SF – 8,400 SF
Total Building Area:	Gross Constructable Area: 523,272 SF Rentable Area: 432,280 SF Below Grade Area: 144,520 SF
Municipal Servicing:	Fully serviced
Parking:	334 parking stalls over 4 levels
Zoning:	Existing Zoning (By-law 2008-250) TD3: (Transit-Oriented Development Zone New Zoning (By-law 2026-50) Draft 2 H2 (Hub Zone 2)





# PROPERTY HIGHLIGHTS

## TRANSIT ORIENTED COMMUNITY

The opportunity is a prime example of Ottawa's growing demand for high-density, transit-integrated living. Positioned along one of the city's most vital arterial corridors, the site offers immediate access to Highway 417, linking residents to the downtown core and broader metropolitan area. Located within 250 metres of the St. Laurent LRT Station, and adjacent to many core bus stops with routes to Vanier and other neighbourhoods in the NCR.

## AMENITY-RICH LOCATION

Located in Ottawa's east-end, the development benefits from unmatched proximity to essential lifestyle amenities. St. Laurent Shopping Centre, home to over 150 retailers is directly across St. Laurent Boulevard, while Train Yards Shopping District and Elmvale Acres provide further options for retail, dining, and everyday services. Key institutional and employment anchors such as CHEO, The Ottawa Hospital, and the RCMP Headquarters lie within a short radius.

## INFRASTRUCTURE, SERVICING, & ACCESSIBILITY

The site benefits from established urban infrastructure, with municipal servicing, road access, and utilities readily available along St. Laurent Blvd. and Smyth Road. The area is zoned and primed for high-rise mixed-use intensification under Ottawa's Official Plan and benefits from its inclusion in the Inner Urban Transect, which supports mid to high-density growth. The site is bounded by wide arterial roads capable of supporting high traffic volumes, and its corner orientation ensures excellent sightlines and ingress/egress options. Future phases are expected to integrate seamlessly with surrounding developments, leveraging the site's infrastructure and mobility advantages to support long-term urban growth.



## LOCATIONAL OVERVIEW

### OTTAWA EAST – GLOUCESTER

Situated adjacent to the entry and exit ramps of Highway 417, Ottawa's main vehicular route, and near the St. Laurent LRT Station, the site boasts an exceptionally transit-oriented location, offering convenient driving access and a convenient 250-meter walk to the LRT station. This strategic location places the site less than 10 minutes from Parliament Hill and Ottawa's central business district, making it ideal for residential development.

Located directly opposite St. Laurent Shopping Centre, 1209 St. Laurent offers access to one of Ottawa's premier enclosed malls, providing essential and lifestyle retail stores that includes Goodlife Fitness and Sport Chek. The area also features ample access to other prominent retail hubs such as The Ottawa Train Yards, Gloucester Power Centre, and Ogilvie Shopping Centre.

The site also sits near several key regional employers, including the Canadian Security Intelligence Service (CSIS), Canadian Communications Security Establishment (CSE), the National Research Council (NRC), and various private sector companies. In addition to employment nodes, the University of Ottawa is located only a few LRT stations away and provides another stream of potential residents outside of the primary target demographic.

# AMENITY MAP

## INSTITUTIONAL



1. St. Laurent LRT Station
2. Willis College
3. Herzing College
4. Queen Mary Street Public School
5. Ottawa Technical Secondary School
6. St. Michael School, Ottawa
7. Providence Antonine Sisters Academy
8. Cyrville LRT Station
9. Rideau Highschool
10. Queen Elizabeth Public School

## RETAIL



1. St. Laurent Shopping Centre
2. Ottawa Train Yards Shopping District
3. RioCan St. Laurent
4. Walmart Supercentre
5. RioCan Donald
6. Costco
7. Best Buy
8. Canadian Tire
9. FCR Gloucester Center
10. CANEX

## RECREATIONAL

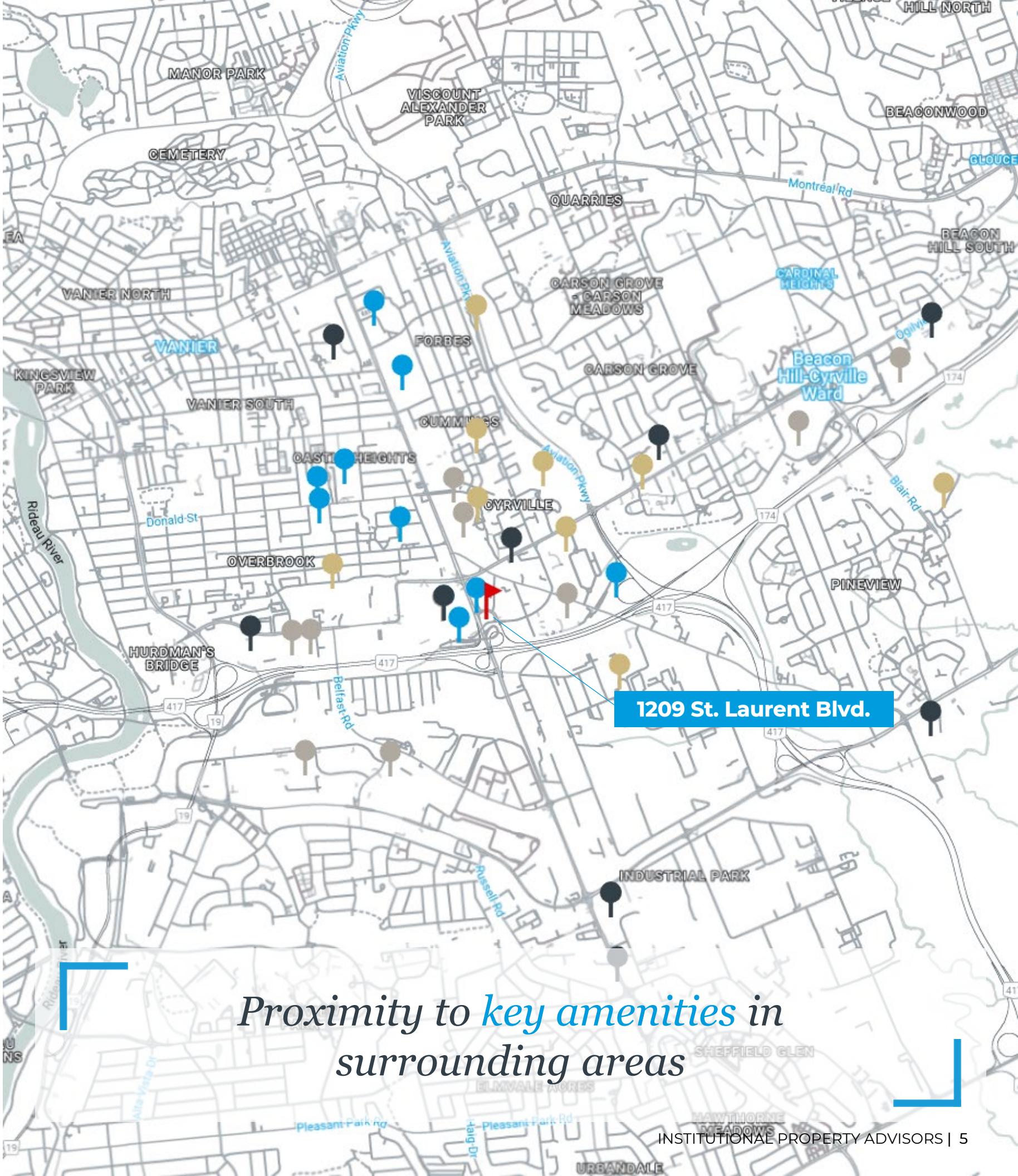


1. Cosmic Adventures
2. Coyote Rock Gym
3. Flying Squirrel Trampoline Park
4. Lockdown Escape Room
5. Ottawa Baseball Stadium
6. Scotiabank Movie Theatre
7. Splash Wave Pool
8. Museum of Science and Technology
9. St. Laurent Complex Arena
10. Goodlife Fitness

## PARKS & GREEN SPACES



1. Pine View Golf Course
2. Ogilvie North Park
3. Marchand Park
4. Parkland
5. Ken Steele Park
6. Presland Park
7. Aviation Parkway/Pathway
8. Don Gamble Center St-Laurent Park
9. Cummings Park
10. Palmerston Park



*Proximity to key amenities in surrounding areas*

# 1209 ST. LAURENT BOULEVARD

## OTTAWA, ONTARIO, CANADA

EXCLUSIVELY PRESENTED BY

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