

**AVISON
YOUNG**



Canada Lands Company
Société immobilière du Canada



Wateridge Village

Ottawa, ON



Prime Commercial Development-Ready Land Up to 9.5 acres

**Get more
details**

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Platinum member

The Opportunity

Avison Young Commercial Real Estate Services, LP, Brokerage, (the “Advisor”) has been retained by the Canada Lands Company CLC Limited (the “Vendor”) to market and sell employment lands, within the exciting and quickly growing community of Wateridge Village. The Commercial Lands are planned to complement and support its 310 acre mixed-use development; a ground-breaking modern urban design plan which will provide for approximately 10,000 residents. Now home to 1,000 residents and a vibrant homeowners community these lands are poised to support the designated uses.

The Employment Lands will support the village design, providing for a wide variety of employment uses, which will enhance the ‘Live-Work-Play’ vision for the site.



Celebrating Algonquin heritage as well as the military legacy of the site while overlooking the Ottawa River, Wateridge Village achieves its vision as a ‘Village within the City’ and provides easy transit options to the downtown core and beyond.

Available for Sale: a parcel totaling approximately 9.5 acres and severable in parcels starting at a minimum of 1 acre. The zoning provides for development opportunities supporting the village including offices, services, amenities, light industrial, some retail, recreation, and hotels.



Listing Team



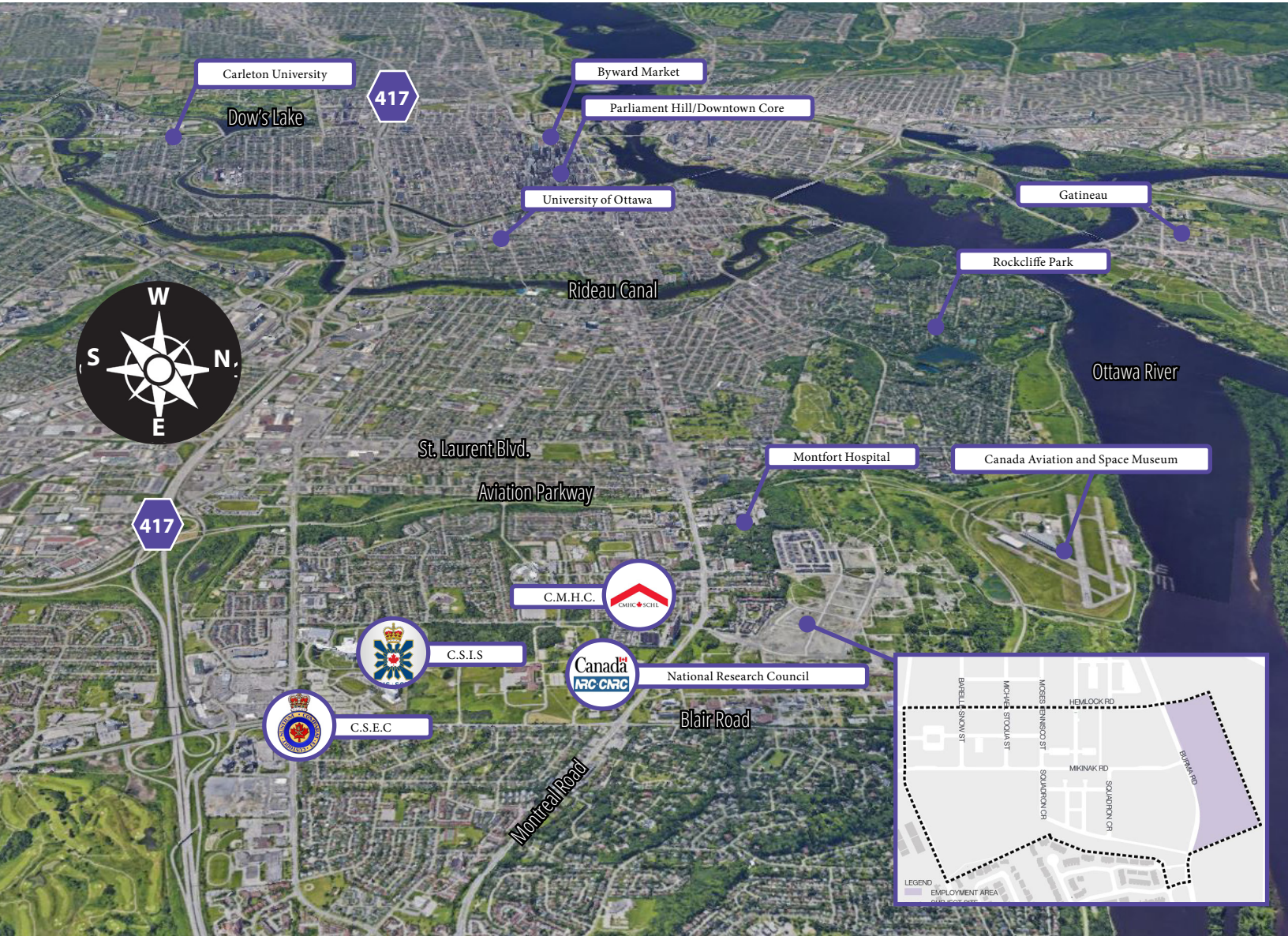
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Location Map

Wateridge Village,
Ottawa, ON

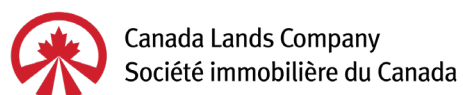


Notable & Nearby

Montfort Hospital
Manor Park Public School
St. Laurent Centre

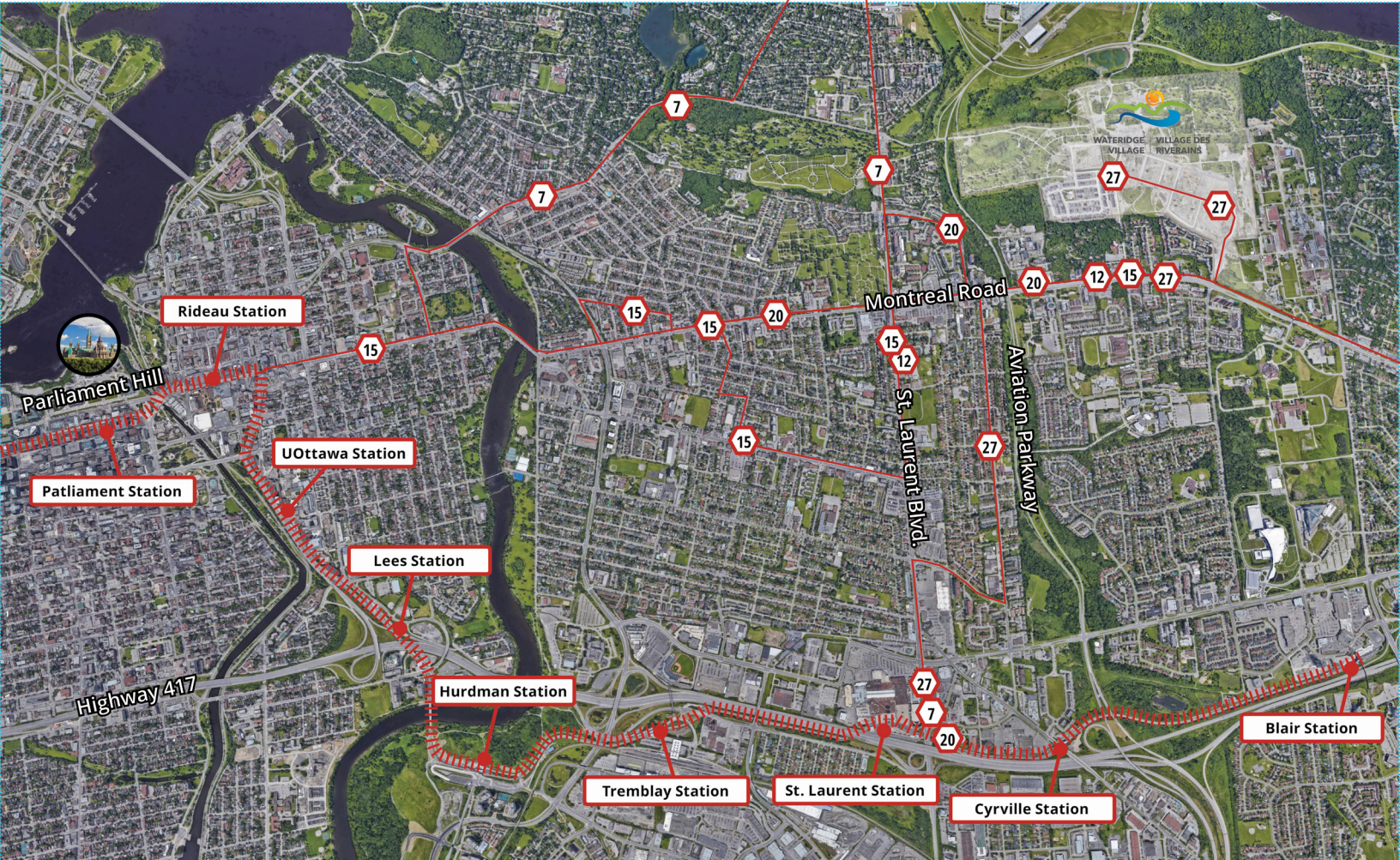
University of Ottawa
Canada Aviation & Space Museum
New RIO CAN Development

C.S.E.C Campus
C.M.H.C
C.S.I.S Campus



Transit Map

Wateridge Village,
Ottawa, ON



— Main Transit Line


Transit Route

⋮ LRT Line


 **10 minutes**
to Blair Station

 **11 minutes**
to Tremblay Station

 **10 minutes**
to St. Laurent Station

 **13 minutes**
to Hurdman Station

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 WATERIDGE VILLAGE | VILLAGE DES RIVERAINS

Key Highlights



Development-Ready, with services (including water, storm, and sewer) within the right of way



Severances beginning at 1 acre offers unique potential for purpose-built or owner-user projects



Uniquely planned to support a live-work-play community of approx. 10,000 Residents



Minutes from C.S.I.S., C.S.E.S., National Research Council (N.R.C) and C.M.H.C.



Easy access to the site using Ottawa's transit system including light rail



Ability to purchase multiple acres creates investment/development potential

The property is located within the Business Park Industrial Zone - Subzone 14, IP14 H(50), which allows for the following permitted uses:

- medical facility
- office
- research and development centre
- technology industry
- training centre
- hotel

Associated Permitted: Uses (which must be located in the same building as a permitted use listed above and the gross floor area not exceeding more than 40 per cent of the building)

- *animal hospital*
- *artist studio*
- *bank*
- *bank machine*
- *cinema*
- *community health and resource centre*
- *convenience store*
- *day care*
- *emergency service*
- *funeral home*
- *instructional facility*
- *payday loan establishment (By-law 2017-302)*
- *personal service business*
- *place of assembly*
- *post office*
- *recreational and athletic facility*
- *restaurant*
- *service and repair shop*
- *theatre*

Wateridge Village Phasing Plan





Get more information

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