

1050 Ted Kelly Lane, Ottawa, Ontario

Infill Development Opportunity

Future Neighbourhood Overlay



CBRE

CBRE Limited, Real Estate Brokerage
340 Albert Street, Suite 1900
Ottawa, ON K1R 7Y6
+1 613 782 2266
*Sales Representative

Erik Falardeau*
Senior Vice President
+1 613 788 3791
erik.falardeau@cbre.com

About the Offering

CBRE's Land Services Group (Ottawa), on behalf of the Seller, is pleased to offer for sale approximately 20 acres (subject to final measurement) of land located at 1050 Ted Kelly Lane, fronting on the west side of Ted Kelly Lane (known as the "Site" or "Property") within the City of Ottawa. Directly adjacent to the Cardinal Creek Community, the Site is included in the City's latest Official Plan for future neighbourhood expansion.

The Property is one of the largest remaining vacant parcels to be developed in the immediate area making it an exceptional opportunity for a mid scale development that will be connected to the existing community.

The Site is designated as Future Neighbourhood in the Suburban (East) Transect of the City of Ottawa's Official Plan and zoned as Development Reserve (DR) which is intended for future development. **The Property is subject to Cost Sharing Agreement, currently being drafted.**

The Property is bounded to the west by newest additions to the Cardinal Creek Community, the Taylor Creek Business Park, and the upcoming City of Ottawa LRT/Trim Road Station and Park N' Ride. With superior access to transit and transportation corridors, proximity to schools, recreation and retail stores, the Site is in a prime location for residential development. Orleans is known for its family-friendly atmosphere and offers a mix of residential, commercial, and recreational spaces. The neighbourhood boasts excellent schools, a variety of shopping and dining options, and numerous parks and green spaces.

 20.37 acres

 1,256 SF along Ted Kelly Lane

 Future Neighbourhood Overlay
OP Designation





Property Information

PIN	145300038
Site Area	20.37 acres
Frontage	1,256 sq. ft.
Official Plan	Future Neighbourhood
Current Zoning	RR1 - Rural Residential
Existing Conditions	Flat terrain and fully treed
Access	Along Ted Kelly Lane
Offer Date	To be announced

Planning & Land Use Summary

Official Plan

OP Designation- Future Neighbourhood

5.6.2 Future Neighbourhood Overlay The Future Neighbourhood Overlay is applied to lands that have been added to the urban boundary to accommodate City growth in the Suburban Transect and that form part of the Urban Greenfield Area. The Future Neighbourhood Overlay is intended to guide development in these areas towards creating walkable 15-minute neighbourhoods that are well served by rapid transit

See additional Information on Future neighbourhood Overlay in Section 5.6.2- Transects

https://documents.ottawa.ca/sites/default/files/section5_op_en.pdf

TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT

Suburban / Suburbain

OVERLAY / AFFECTATION SUPPLÉMENTAIRE

Evolving Neighbourhood /
Quartier en évolution

Future Neighbourhood /
Quartier futur

DESIGNATIONS / DÉSIGNATIONS

TC Town Centre / Centre ville

Hub / Carrefour

Corridor - Mainstreet / Couloir - Rue principale

Corridor - Minor / Couloir - Rue principale mineure

Mixed Industrial / Industrie Mixte

Industrial and Logistics / Industrie et Logistique

Greenspace / Espace vert

OTHER / AUTRE

Solid Waste Disposal Site / Site d'enfouissement des déchets

TRANSIT

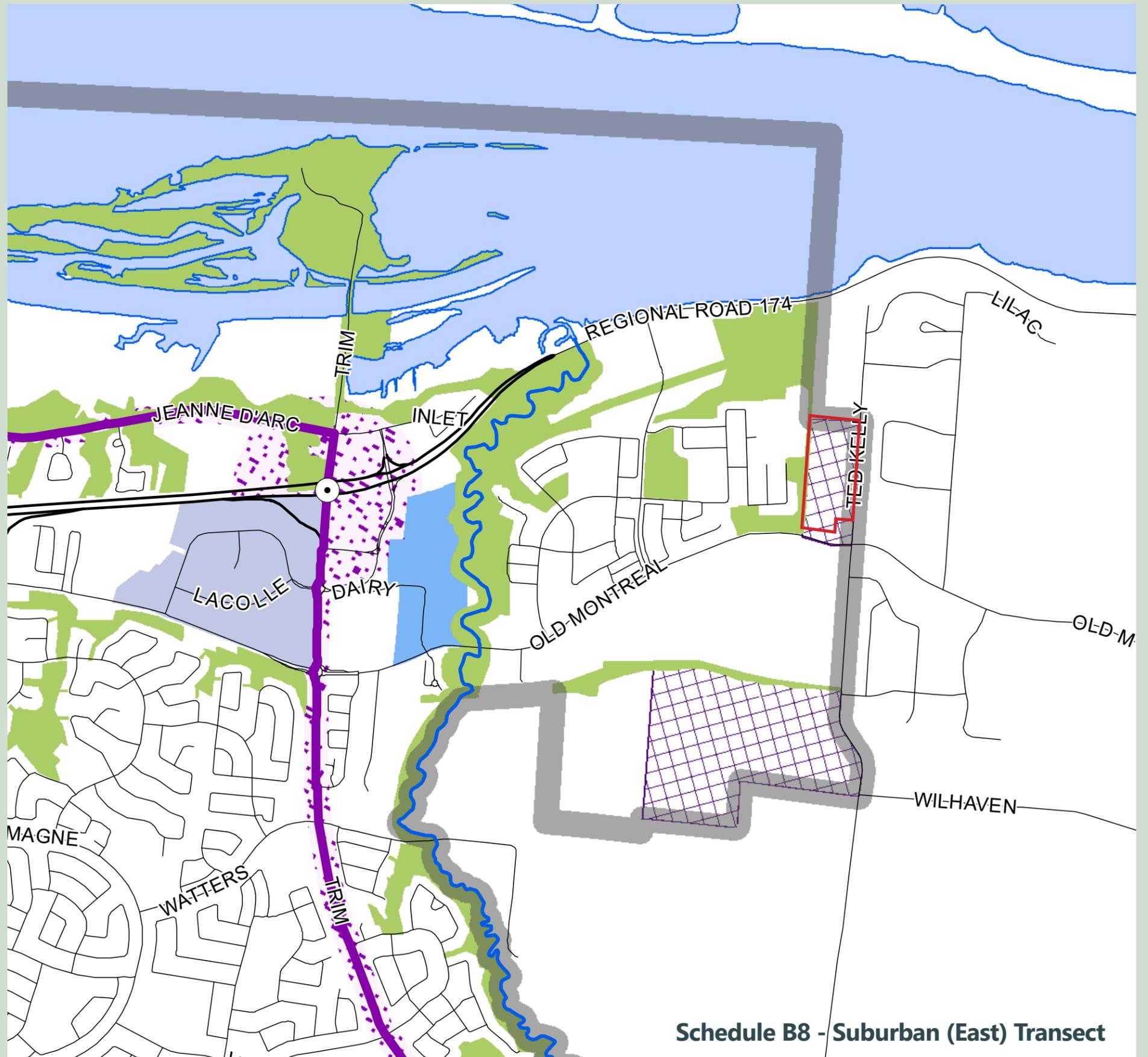
O-Train Station / Station de l'O-Train

Future O-Train Station / Station de l'O-Train (futur)

Transfer Station / Station de correspondance

Transitway Station / Station du Transitway

Terminus Station / Station terminus



Schedule B8 - Suburban (East) Transect

Market Overview

The Site occupies a prominent position within the Orleans community of Ottawa. It is located in the established commercial and residential core of Orleans, with direct access to Highway 174 by the Tenth Line Road interchange. It is in close proximity to Place d’Orleans, the Bus Rapid Transit (future Light Rail Transit) station, among other municipal amenities.

Orleans was established as a municipality in 1974 and amalgamated into the City of Ottawa in 2001. The neighbourhood currently has an estimated population of approximately 127,500 as of 2023 (SiteWise, 2025). Orleans is a bilingual (English / French) community that is predominately a bedroom community. The population has continued to experience an increase in residential development. Orleans is home to the Shenkman Arts Centre, Millennium Sports Park, and Bob MacQuarrie Recreation Complex. The community is well positioned to support new higher density development with its population demographics.

Orleans, Ontario is a place saturated with history. Located near the Ottawa River in the eastern region of the city, this suburb is filled with historical sites, grand museums, art galleries, beaches, parks and gardens to explore. Orleans has an established workforce of government employees, with 26% of the working population employed by the Public Administration sector. This provides a stable and secure customer base for retailers in the area. Orleans is a major area of growth for Ottawa, accounting for 15% of the city’s overall growth in 2018. The LRT is expected to be completed at both the Place D’Orleans and Trim Road stations by 2025. The LRT will support this anticipated population growth in the community.



Shenkman Arts Centre

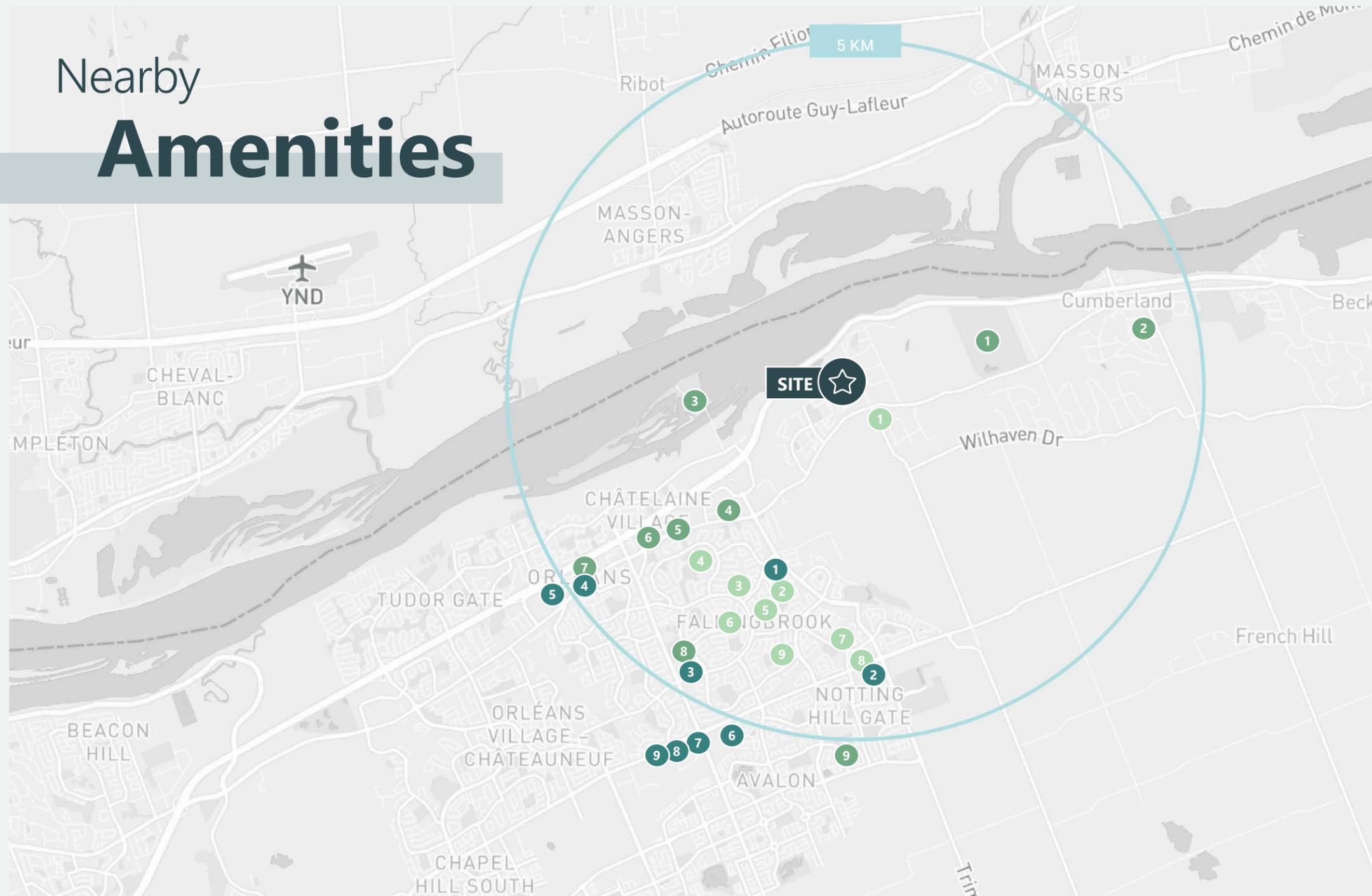


Place D’Orleans Shopping Centre



#	Project	Developer	# of Units	Type	# of Bedrooms	Status
1	Cardinal Creek Village South 1296 & 1400 Old Mtl Rd.	Tamarack	758	Singles/Towns/BTB Towns	1, 2, 3	Site prep. / Planning
2	Cardinal Creek Village	Tamarack				Near Completion
3	3030 St. Joseph Blvd	Mastercraft Starwood 3030 St. Joseph Blvd	202	High density (18 storeys)	1, 2, 3	Under Construction
4	Soho Trim	Mastercraft Starwood 1069 Trim Road	1,068	High density (26, 28, 32 storeys)	1, 2, 3	Planning
5	Petrie Island Tower 4	"Brigil Homes 400 Inlet Private	162	High rise- eventually 6 towers	1, 2, 3	Near Completion
6	Petrie Landing Phase 2 Block 8	Brigil Homes 180 Prestige Circle	112	4 storey apt rental	1, 2	Near Completion
7	Petrie's Landing Phase 3	Brigil Homes 8600 Jeanne D'Arc Blvd	3,177	Low rise, mid rise, and high rise apartment	1, 2, 3	Planning
8	265 Centrum Blvd	Bayview Hospitality	1,127	Three highrise towers (30, 30, 40 storeys)	1, 2, 3	Planning
9	850 Champlain St	Revera	320 beds	Long Term Care		Near Completion
10	Hillside Commons 3277 St. Joseph Blvd	Phoenix Homes/Landric Homes	274	Apt rentals 5 and 9 storeys	1, 2, 3	Planning
11	3459 - 3479 St. Joseph Blvd	Construction Chartro	326	Four 6 storey buildings	1, 2	Planning

Nearby Amenities



Petrie Island Beach



Princess Louise Falls



Camelot Golf & Country Club



François Dupuis Recreation Centre

Institutional

1. Orleans Montessori Children's House
2. Trillium Elementary School
3. St. Francis of Assisi School
4. Fallingbrook Community Elementary School
5. St. Peter Catholic High School
6. Des Pionniers Catholic Elementary School
7. Maple Ridge Elementary School
8. Béatrice-Desloges Catholic Secondary School
9. St. Clare School

Recreation

1. Camelot Golf & Country Club
2. R.J. Kennedy Arena
3. Petrie Island Beach
4. Orleans Bowling Centre
5. Orleans CrossFit
6. Princess Louise Falls
7. Altitude Gym Orleans
8. Ray Friel Recreation Complex
9. François Dupuis Recreation Centre

Retail

1. Freshco
2. Sobeys
3. Metro
4. Place d'Orleans Shopping Mall
5. Farm Boy
6. Home Depot
7. Real Canadian Superstore
8. Canadian Tire
9. Walmart Supercentre

Contact Us



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Erik Falardeau*

Senior Vice President
+1 613 788 3791
erik.falardeau@cbre.com

*Sales Representative

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