

Infill Development Opportunity

VILLAGE RESIDENTIAL DESIGNATION

SITE AREA 17.8 ACRES

ASKING PRICE \$2,250,000.00



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 Opportunity

CBRE Limited is pleased to offer for sale this 17.8 acre parcel of vacant land located within the Village of Navan.

The Village is home to many amenities including but not limited to the Navan Memorial Centre, the Navan Curling Club, JT Bradley's Country Convenience store, the world famous Navan Fair, City of Ottawa Fire Station #71, and is in close proximity to all the suburban benefits of Orleans.

The City of Ottawa is progressing with its planning and development of the roundabout at the corner of Navan and Milton Roads. The City and seller have finalized the agreement to transfer a parcel of land (3,186 square feet) at the south-east intersection and the completion of that transaction is imminent. Final measurement of the Property is subject to a new survey or acreage certificate.

The Property is included in the City of Ottawa's Official Plan (OP) Consolidated Secondary Villages Plan. Current OP designation is *Village Residential* and its Zoning designation is *Development Reserve Subzone 3 (DR3)*.

The Property is well located in an established neighbourhood in the Village and is accessible from Meteor Avenue and Kentucky Lane.

The offering gives developers and investors an excellent opportunity to acquire a significant parcel in the highly sought after Village of Navan.





Property Information

PIN

145460159

SITE AREA

17.8 acres (subject to final measurement)

DIMENSIONS

1,267 feet along Navan Road

OFFICIAL PLAN

Village Residential Designation

ZONING

DR3 - Development Reserve 3

EXISTING CONDITIONS

Flat terrain and fully treed

ACCESS

Accessible from Meteor Avenue and Kentucky Lane

TAXES - 2025 FINAL

\$5,905.63

ASKING PRICE

\$2,250,000.00

Planning & Land Use Summary

OFFICIAL PLAN

The Property is included in the Village boundary under the City of Ottawa's OP Villages Plan and it enjoys a Village Residential designation.

4.2 Village Residential

Residential areas within the villages are primarily low rise and low density. While the goal is to ensure a variety of housing options for a diverse population, the availability and adequacy of private services can be a limitation to development of multi-unit housing forms. Whereas in areas where public services are available, multi-unit housing developments may be possible.

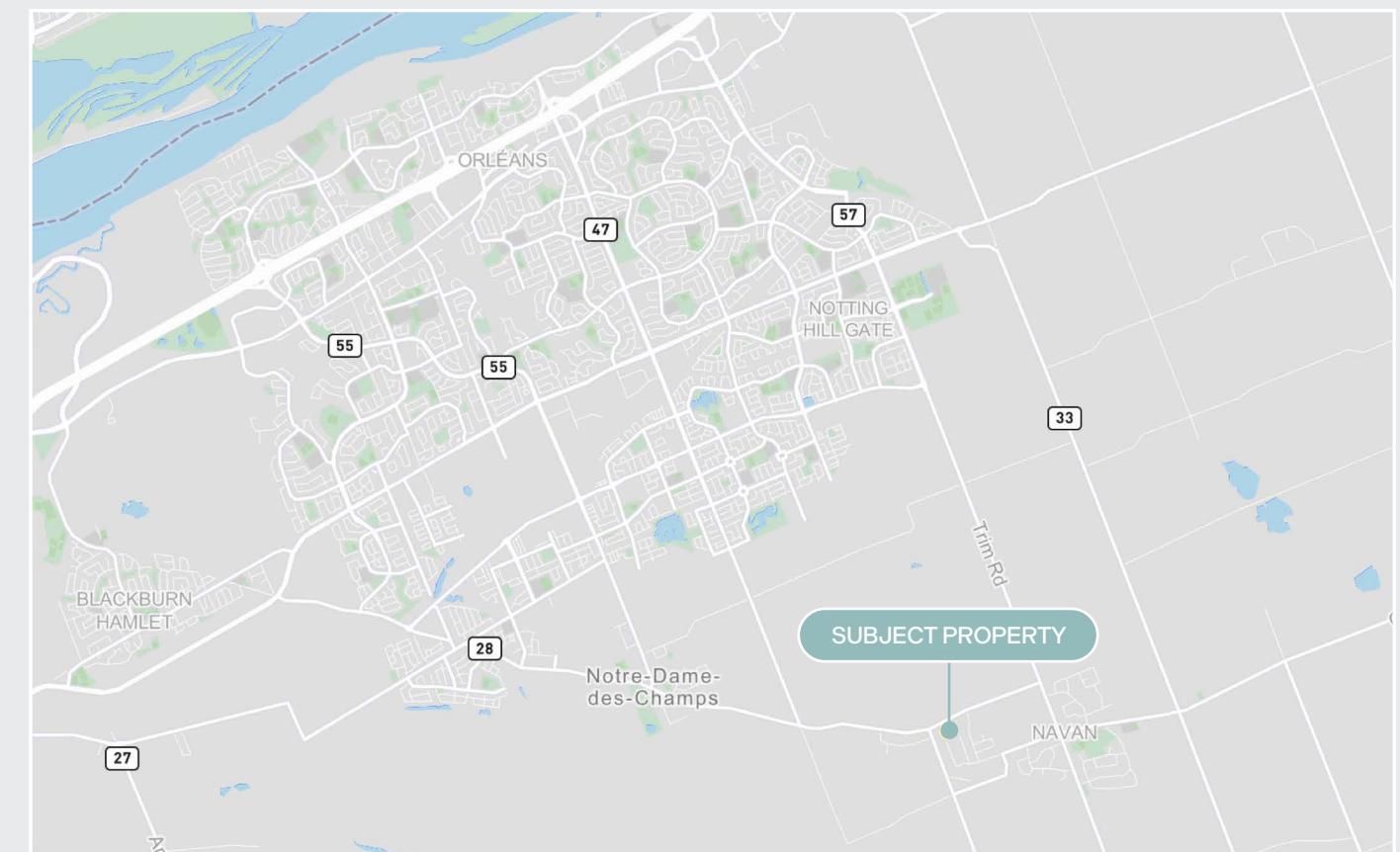
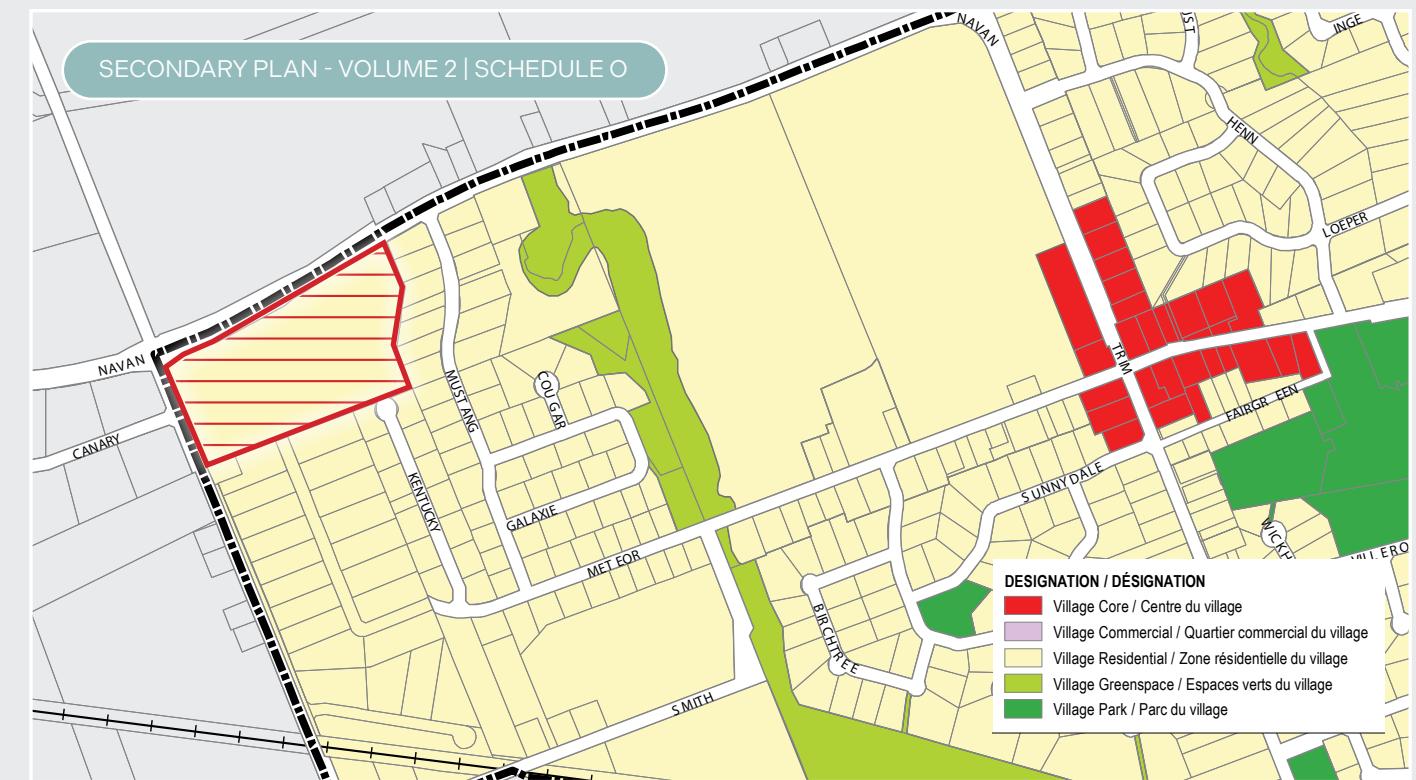
In addition to housing choice, the availability of services to meet the needs of residents within a 15-minute walk of their home is also a priority. Given the limited availability of commercial lands, due to the small size of these villages, the intent of these policies is to increase economic opportunity and encourage complete communities, by supporting home-based businesses at a scale that is not permitted in urban residential neighbourhood dwellings, and still at a smaller scale than typical commercial enterprises.

ZONING

The Property is currently zoned Development Reserve, Subzone 3 (DR3). The Development Reserve designation in the Zoning By-law identifies lands that are intended for future neighbourhood development, typically established through Plans of Subdivision, and which would require a zoning amendment process to establish regulations specific to the type of development proposed.

DR3 SUBZONE

(3) In the DR3 Subzone, the following use is also permitted subject to the use being located on a lot abutting a public street if that public street existed as of June 25, 2008: detached dwelling (By-law 2013-58)



Contact Us

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