

EASTBORO

PHASE TWO

OTTAWA
ONTARIO



Outline only represents the Eastboro Phase 2 lands and not all parcels that are part of the sale



DRAFT PLAN APPROVED RESIDENTIAL DEVELOPMENT OPPORTUNITY IN ORLEANS

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SMARTCENTRES ORLÉANS

CIBC PETSMART

BEST BUY food Basics CANADIAN TIRE

SHOPPERS DRUG MART Walmart

RONA



TRINITY CROSSING MALL

Fit 4 Less Mobil

SEPHORA value village

Michaels LCBO

WINNERS HOMESENSE


PLACE D'ORLÉANS
SHOPPING CENTRE


ALINE-CHRÉTIEN
HEALTH HUB


EDEN PARK


COLLÈGE CATHOLIQUE
MER BLEUE


NOTRE-DAME-DES-CHAMPS
CATHOLIC ELEMENTARY SCHOOL


PATRICK DUGAS PARK


NAVAN MEDICAL CENTRE

ABOUT THE OFFERING




CBRE's Land Services Group, on behalf of MNP LTD. court appointed receiver of Ashcroft Home – Eastboro Inc., is pleased to offer for sale approximately 67.7 acres of draft plan approved land (collectively known as the “Site” or “Property”) within Orleans in the City of Ottawa. Known as Eastboro Phase 2, the majority of the Site has already been serviced with internal roads and infrastructure, and contains 25 partially built houses. As part of the development of the overall Eastboro Phase 2 subdivision, an interim pond has been constructed (known as Interim Pond #2) on an additional 4.98 acres located on the south side of Navan Road to the east of the Site, in which these lands are also part of the sale. In order to service the Property, an upgraded storm sewer needs to be installed along Navan Road connecting the interim pond. The pipes required to complete this work have been paid by Ashcroft Eastboro Inc., the “Owner”, and are also part of this sale. Please refer to the data room for more information on the interim pond and external works, and please refer to page 7 for an outline of the additional lands included in the sale.

The offering is part of the East Urban Community - Community Design Plan (CDP) Phases 1 and 2, which envisions the lands being developed into a new and complete community, helping to better connect the existing neighbourhoods of Orleans. As such, the Site represents a large scale residential development opportunity that has been draft plan approved and rezoned to allow development to proceed. As of 2009 and 2014, Eastboro Phase 2 received draft plan approvals for the development of approximately 958 residential units comprising a mix of single detached units, semi-detached units and townhouse units with medium density blocks, 6.42 acres of mixed-use/commercial blocks and a 2.97 acre park. Extensions for draft plan approval were granted until 2026 to allow for any remaining conditions to be fulfilled and the Front Ending Agreement to be executed. Please see page 6 for more information.

The Site is situated within the growing and vibrant Orleans neighbourhood in Ottawa. 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.

The offering represents a significant development of scale that is internally serviced and approved for a range of low and medium density residential uses as well as commercial blocks and parks. The Site plays a pivotal role in connecting the existing neighbourhoods and providing necessary housing stock for the community of Orleans, making it an exceptional development opportunity.

INVESTMENT HIGHLIGHTS

-  LARGE SCALE RESIDENTIAL DEVELOPMENT OPPORTUNITY THAT IS DRAFT PLAN APPROVED AND REZONED FOR ±958 UNITS
-  SITE IS PRIMARILY SERVICED WITH INTERNALS ROADS AND INFRASTRUCTURE
-  FAVOURABLE DEMOGRAPHICS & AMENITY RICH LOCATION IN ORLEANS

PROPERTY

INFORMATION

PIN(S): 043522364, 043522620, 043522622, 043522624, 043522626 (lands that encompass Eastboro Phase 2)
043520336 & 043520337 (portion of the lands for the Interim Pond #2)

SITE AREA: Draft plan approved lands (Eastboro Phase 2): 67.77 ac.
Additional lands owned by the Owner that contain a portion of the Interim Pond #2 located off-site: 4.98 acres
TOTAL: 72.75 ac.

FRONTAGE: 1,226.84 ft. along Navan Road (non-continuous) & 381.52 ft. along Renaud Road (non-continuous)

EXISTING CONDITIONS: The Site has been serviced with internal roads and infrastructure including storm and sanitary sewers as well as hydro. There is also 25 partially built single detached homes on the Property that are also part of the sale.

ACCESS: Access is provided off of Renaud Road and Navan Road via Markinch Road and Rue Fern Casey Street, two new thoroughfares that are part of the internal street network that has already been built on the Site.

OFFICIAL PLAN: The Site is designated as Neighbourhood and subject to the site-specific policy no.49 (East Urban Community). The majority of the lands are within the CDP for the Phase 2 Area and are designated as mixed-use – institutional, office and commercial, future residential – medium / high density, future residential -low/ medium density, park and overland flow corridor. The other portion of the Site is within the Phase 1 Area and is designated as residential with an institutional block along Navan Road. Please refer to page 8 for the CDP mapping.

ZONING: The Site is currently zoned as R3Z (1725) – Residential Third Density Zone, R3Z (2275) – Residential Third Density Zone, R3Z (2277) – Residential Third Density Zone, R4Z (2276) – Residential Fourth Density, DR - Development Reserve & O1 – Parks and Open Space zone.

ENVIRONMENTAL: An Environmental Management Plan has been completed by the City of Ottawa for the East Urban Community Phase 2 dated August 21, 2013. Additionally, an Environmental Impact Statement (EIS) has been completed by Stantec Consulting Ltd. for Ashcroft's Eastboro Community (Phase 2A, Phase 2B and Stormwater Ponds) dated February 18, 2014. Please refer to data room for more information.

SITE SERVICING AND EXTERNAL WORKS: Significant internal work has commenced on the Site with internal roads and infrastructure including sanitary sewers, storm sewers and hydro having been built.

In order for development to commence the Front Ending Agreement is required to be executed with the City of Ottawa as it relates to off-site work required for the development to proceed. This work includes upgrading the storm sewer along Navan Road from Rue Fern Casey Street to the newly constructed Interim Pond #2. The upgraded pipe that is to be installed has already been acquired by the Owner and although it is being stored off-site, is part of the sale. Please refer to data room for more information.

The Interim Pond #2 was constructed in the summer of 2024. There are plans to expand the pond if necessary, to accommodate any future phases of the Eastboro Master Plan, although the existing Interim Pond #2 has capacity to service the entire Phase 2 lands. As noted previously, a portion of the lands where the interim pond is located will be part of the sale.

Please note that there will be reimbursements for Development Charges given the work required. Refer to the data room for more information.

FRONT ENDING AGREEMENT & COST SHARING AGREEMENT: A preliminary draft Front Ending Agreement (ACS2024-PDB-PS-0085) between Ashcroft Eastboro Inc. and the City of Ottawa was approved by Council on July 10th, 2024. The receiver has appealed the agreement and a hearing is set for February 2025 to set a trial date. Please refer to the data room for more information.



EAST URBAN COMMUNITY

EASTBORO PHASE 2 LANDS
(PART OF SALE)

SANITARY SEWER HAS BEEN
INSTALLED - WAITING ON
PRELIMINARY ACCEPTANCE
BY THE CITY

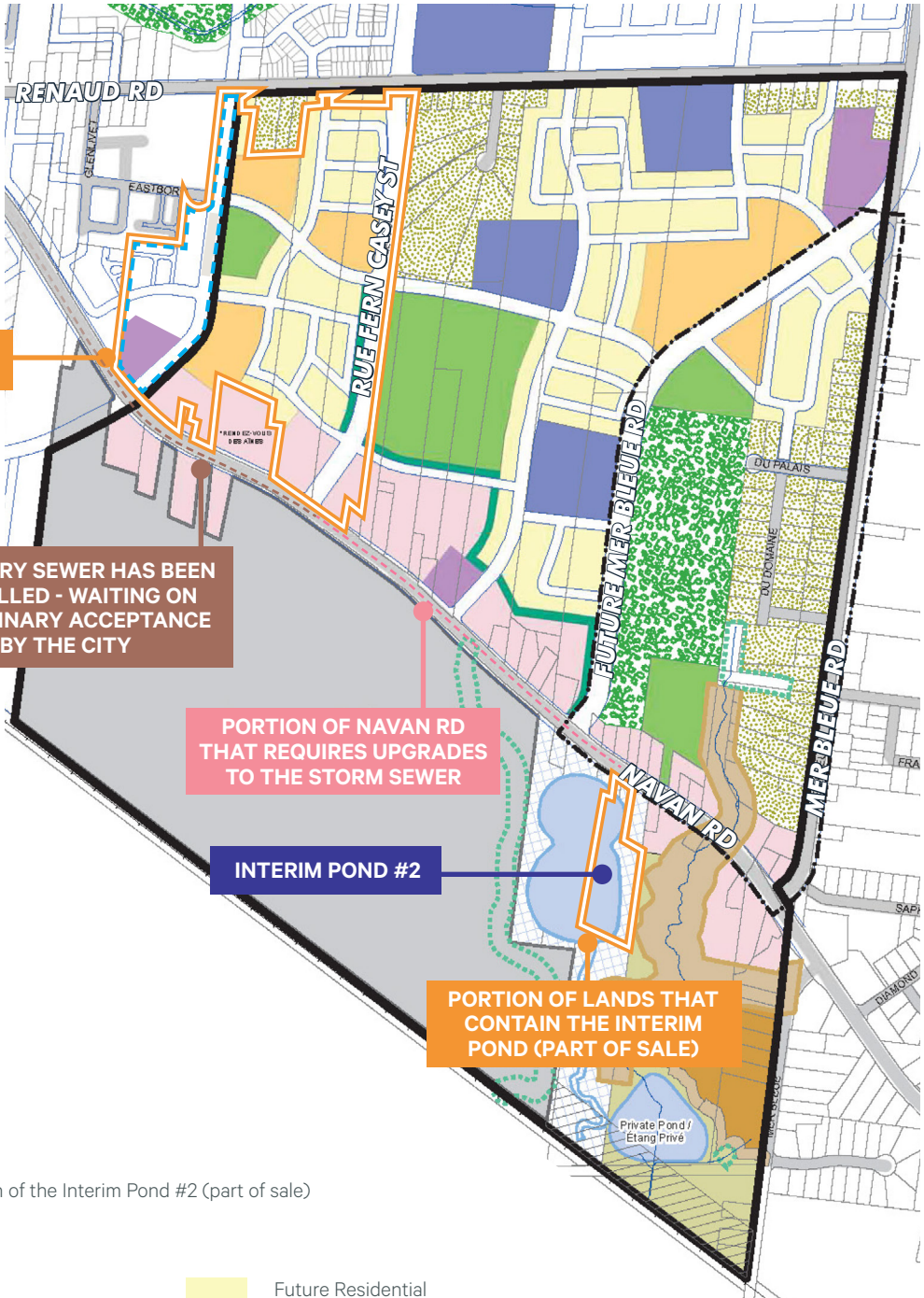
PORTION OF NAVAN RD
THAT REQUIRES UPGRADES
TO THE STORM SEWER

INTERIM POND #2

PORTION OF LANDS THAT
CONTAIN THE INTERIM
POND (PART OF SALE)

LEGEND

- Eastboro Phase 2 (part of sale)
- Boundary of lands that contain a portion of the Interim Pond #2 (part of sale)
- Part of the CDP Phase 1 Boundary
- School
- Institutional
- 15m Overland Flow Corridor
- Park
- Wooded Area
- BFI Waste Disposal Site
- Storm Water Management Pond Area
- Rail Corridor Buffer Zone
- Mixed Use (Institutional, Office Commercial)
- Slope Stability Setback
- Future Residential (low/medium density)
- Future Residential (medium/high density)
- Leisure/Recreational Uses (Significant Access, Storm and Sanitary Servicing Constraints Limit Development Potential)
- Future Development Potential to Low-Density Residential if Storm & Sanitary Servicing Constraints can be Overcome
- Proposed Street
- CDP Phase 2 Boundary
- Aquatic Habitat Setbacks From Top of Bank
- Existing Residential (Potential for Long Term Redevelopment to Low/Medium Density Residential)



PLANNING & LAND USE SUMMARY

The Site is designated as Neighbourhood in the Suburban (East) Transect of the City of Ottawa's Official Plan. The Site is also subject to the site-specific policy no.49 (East Urban Community) as noted in the Official Plan. The East Urban Community is incorporated into a Community Design Plan (CDP), a plan created by the City, that is intended to guide change in strategic areas targeted for growth and improvement. The Site is subject to both the East Urban Community Design Plan (CDP) for Phases 1 and 2, where the majority of the Site is located in Phase 2.

The CDP for the Phase 1 Area of the East Urban Community received council approval in July 2005. The portion of the Site subject to Phase 1 envisions an institutional use such as emergency services and places of worship along Navan Road with the balance of the lands being developed for low density residential uses (25 units per net hectare / 10 units per net acre).

The CDP for the Phase 2 Area of the East Urban Community received council approval in October 2013. The plan envisions a variety of land uses for the Site, including future residential (low/medium density), future residential (medium/high density), mixed use (institutional, office, commercial) along Navan Road, a park and an overland flow along Rue Fern Casey St. The mixed use parcels are intended to be developed with a combination of commercial and institutional uses and the non-residential uses along Navan road are to provide local services that complement the surrounding residential development. Additionally, if the ultimate builder proposes to develop residential uses in mixed use areas adjacent to Navan Road, only residential units above the at-grade commercial or institutional uses will be considered. The future residential land designated as medium/high density is envisioned for stacked townhouses and back-to-back stacked townhouses with an estimated average of 63 units per hectare / 25.5 units per acre. The future residential land designated as low/medium density has an estimated average of 28 units per hectare / 11.3 units per acre. Any changes including location and size to the overland flow corridor may be changed if the proponent proves the technical soundness of all proposed changes, to the satisfaction of the City. It's noted in the CDP that the proposed zoning must conform to the directions identified for the area in the CDP, and the City will apply the design guidelines through implementing zoning, and the subdivision and site plan review processes.



ZONING

The Site is currently zoned as R3Z (1725) – Residential Third Density Zone, R3Z (2275) – Residential Third Density Zone, R3Z (2277) – Residential Third Density Zone, R4Z (2276) – Residential Fourth Density, DR - Development Reserve & O1 – Parks and Open Space zone.

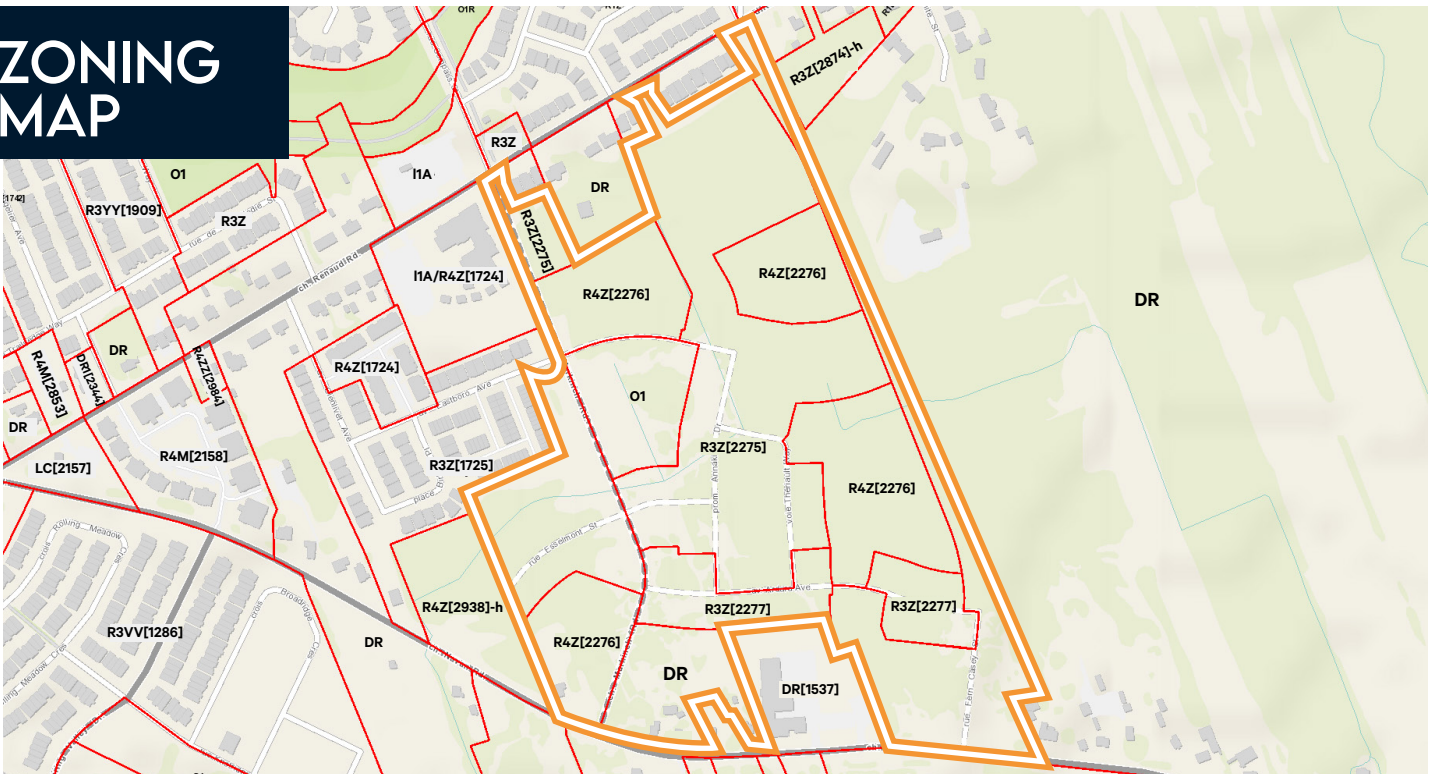
The Residential Third Density Zone (R3Z) permits a maximum of 10 residents in a retirement home, bed and breakfast, duplex dwelling, group home, linked-detached dwelling, planning unit development, retirement home, additional dwelling unit, semi-detached dwelling, and townhouse dwelling. Site specific exceptions no.1725, 2275, 2277 sets minimum setbacks.

The Residential Fourth Density Zone (R4Z) permits low-rise apartments, detached dwellings, duplex dwelling, retirement home, semi-detach dwelling, stacked dwelling and townhouse dwellings. Site specific exception no. 2276 sets minimum and maximum setbacks and permits a maximum number of attached dwelling units within a townhouse block to be 16, but no more than eight are permitted within a single row.

Lands that are zoned as Development Reserve (DR) are recognized lands intended for future urban development. A re-zoning application is required for these lands in order to rezone the lands to conform with the land use designations envisioned in the CDP for that Site.

The Parks and Open Space (O1) zone permits environmental preserve and education area park, urban agriculture, and a farmer's market.

ZONING MAP



APPROVED DRAFT PLAN (PHASE 2A/B)

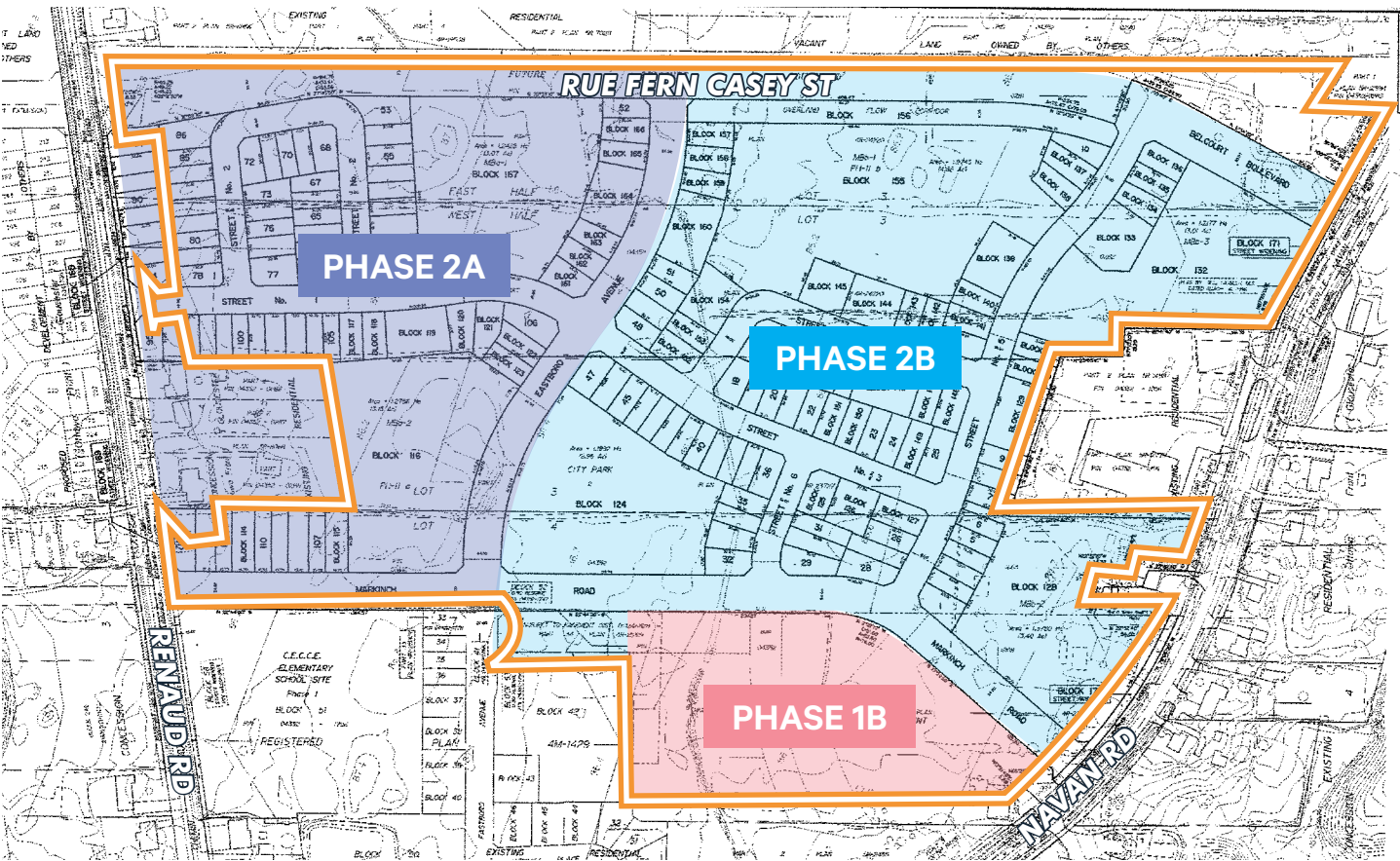
DATED JULY 24, 2014

APPROVED DRAFT PLAN OF SUBDIVISION

The Site is part of the larger master planned Eastboro Community and represents Phase 2 in the development of the area. The Property received Draft Plan Approval (D07-16-08-0003) for Phase 1b on August 20, 2009 and on June 24, 2014 for the second Draft Plan (D09-16-12-001) for Phases 2A/B. The draft approval for the Phase 1B lands has been extended to January 18, 2026 and the draft approval for Phases 2A/B has been extended to July 17, 2026. Registration of the subdivision is reliant on completion of the external works including execution of the Front Ending Agreement with the City of Ottawa.

Once built out, the subdivision is proposed to accommodate approximately 958 units comprising of single detached, semi-detached, freehold townhouse dwellings, multiple attached units, 6.42 acres of mixed-use and a 2.97 acre park.

Please note that there is an active site plan application on a portion of the Phase 1b lands (Block 76 on the draft plan) to permit 49 townhouses (37 street townhouse units and 12 back-to-back townhouse units) equipped with two parking spaces per unit.



LOCATION

& MARKET OVERVIEW

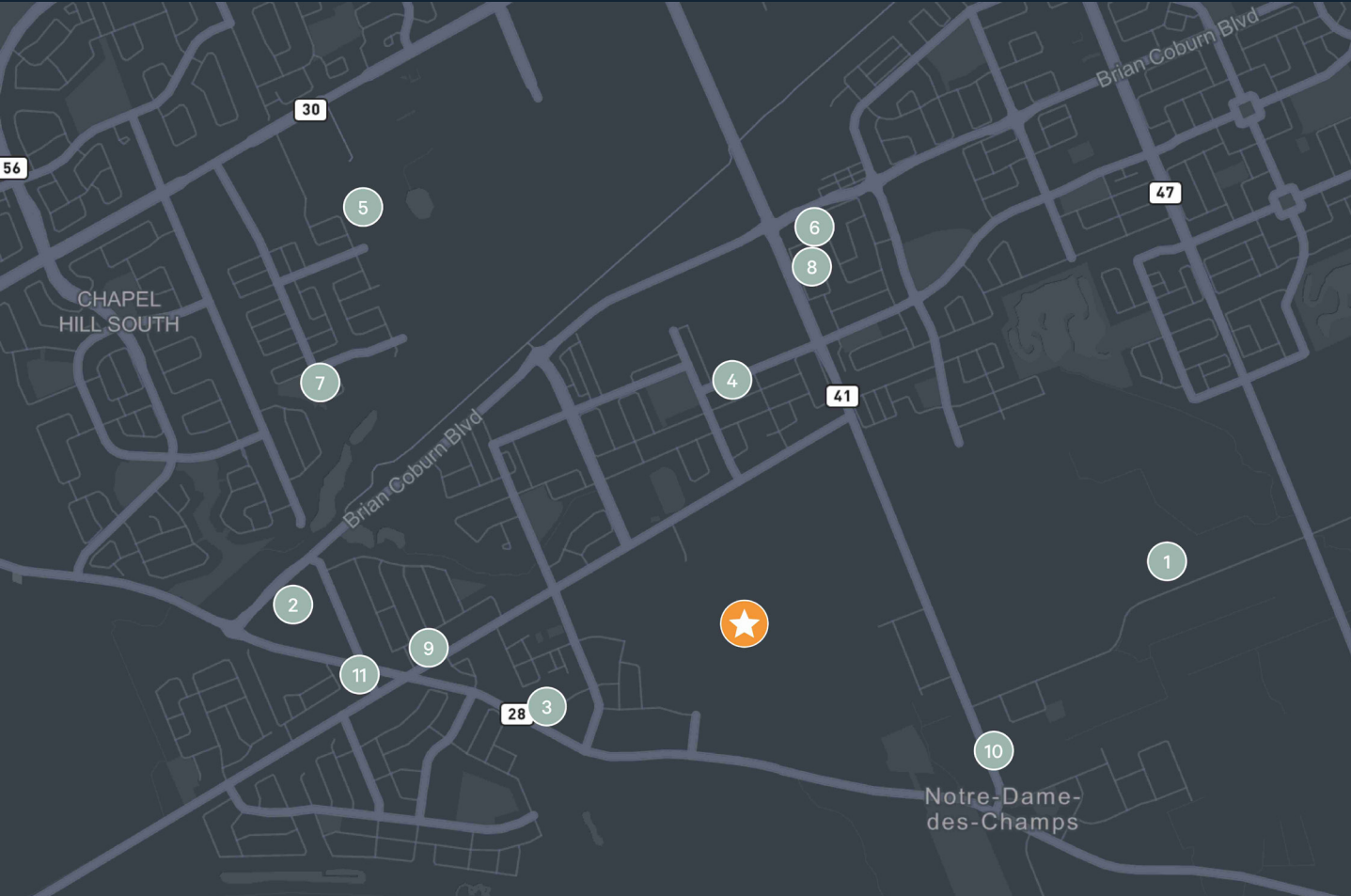
The Property is centrally located within the growing Ottawa suburb of Orleans, it is easily accessed by several major arterial roads including the Blackburn Bypass, Navan and Renaud Roads.

Ideally situated with other lands surrounding the Site to be developed predominantly as residential mixed uses as per the East Urban Community Secondary Plan, there has been ongoing activity with prominent developers to the north, west, and east with upcoming and recent residential developments including Ashcroft’s Eastboro Phase 1 and future Phase 3.

Many of Ottawa’s other developers have launched multiple projects in the immediate area with final phases coming from Claridge’s Spring Valley, Richcraft’s multi phase Trailsedge, Caivan, Manor Park, and the Heafy Group. These developments continue to deliver a mix of detached singles, towns, stacked towns, and in some cases rental apartments.

With several hundred residential units either recently completed, under construction or being planned, Orleans South is experiencing multiple mini booms in housing starts and population growth making this offering an exciting development opportunity.

With superior access to transit and transportation corridors, proximity to schools, recreational facilities, the Orleans Health Hub, and retail stores, the Site is in a prime location for a large scale residential development and provides a significant opportunity for a purchaser to capitalize on the growth and momentum of the area.



NEARBY ACTIVE PROJECTS								
#	PROJECT	DEVELOPER	# OF UNITS	TYPE	# OF BEDROOMS	SIZE RANGE (SQ. FT.)	STATUS	PRICING
1	Mer Bleue Subdivision -Phase 1 2666 Tenth Line/2503-2559 Mer Bleue	Claridge Homes	644	Towns/Singles	1, 2, 3	N/A	Planning	N/A
2	2983 Navan	Heafey Groupe/ Landric Homes	332	69 towns 263 apartments	1, 2, 3	N/A	Planning	N/A
3	3317 Navan Road	Manor Park	164	3 storey apt	1, 2, 3	N/A	Planning	N/A
4	Trailsedge Phase 3 & 4 6429 Renaud Townhomes	Richcraft	431	Towns/Singles	1, 2, 3	1170-3956	Under Construction	\$547,819-\$1.228M
5	Trailsedge Phase 5 3672 Innes Road	Richcraft	2000+	340 detached 529 towns 114 B2B Towns 200 Med density 859 high density	1, 2, 3, 4	N/A	Planning	N/A
6	2900 Brian Coburn Blvd	Broadstreet	121	6 storey mixed use, apt rentals	1, 2, 3	N/A	Planning	N/A
7	Orleans Village	Caivan	N/A	Towns/Singles	1, 2, 3	N/A	Temporarily Sold Out	\$524,990-\$729,990
8	Cassette 2275 Mer Bleue	Caivan	123	Towns	2, 3, 4	1570- 1696	Under Construction	From \$524,990
9	6173 Renaud Road	Teak Developments	24	B2B Towns	1, 2, 3	N/A	Planning	N/A
10	2653 Mer Bleue	Valecraft	N/A	Towns/Singles	1, 2, 3, 4	N/A	Pre-Planning	N/A
11	Mer Bleue @ Renaud	Broadstreet	150	Apartments	1 and 2	N/A	Planning	N/A



ALINE-CHRÉTIEN HEALTH HUB [archello.com](https://www.archello.com)



MER BLEUE BOG [ncc-ccn.gc.ca](https://www.ncc-ccn.gc.ca)



COLLÈGE CATHOLIQUE MER BLEUE [cuhaci.com](https://www.cuhaci.com)



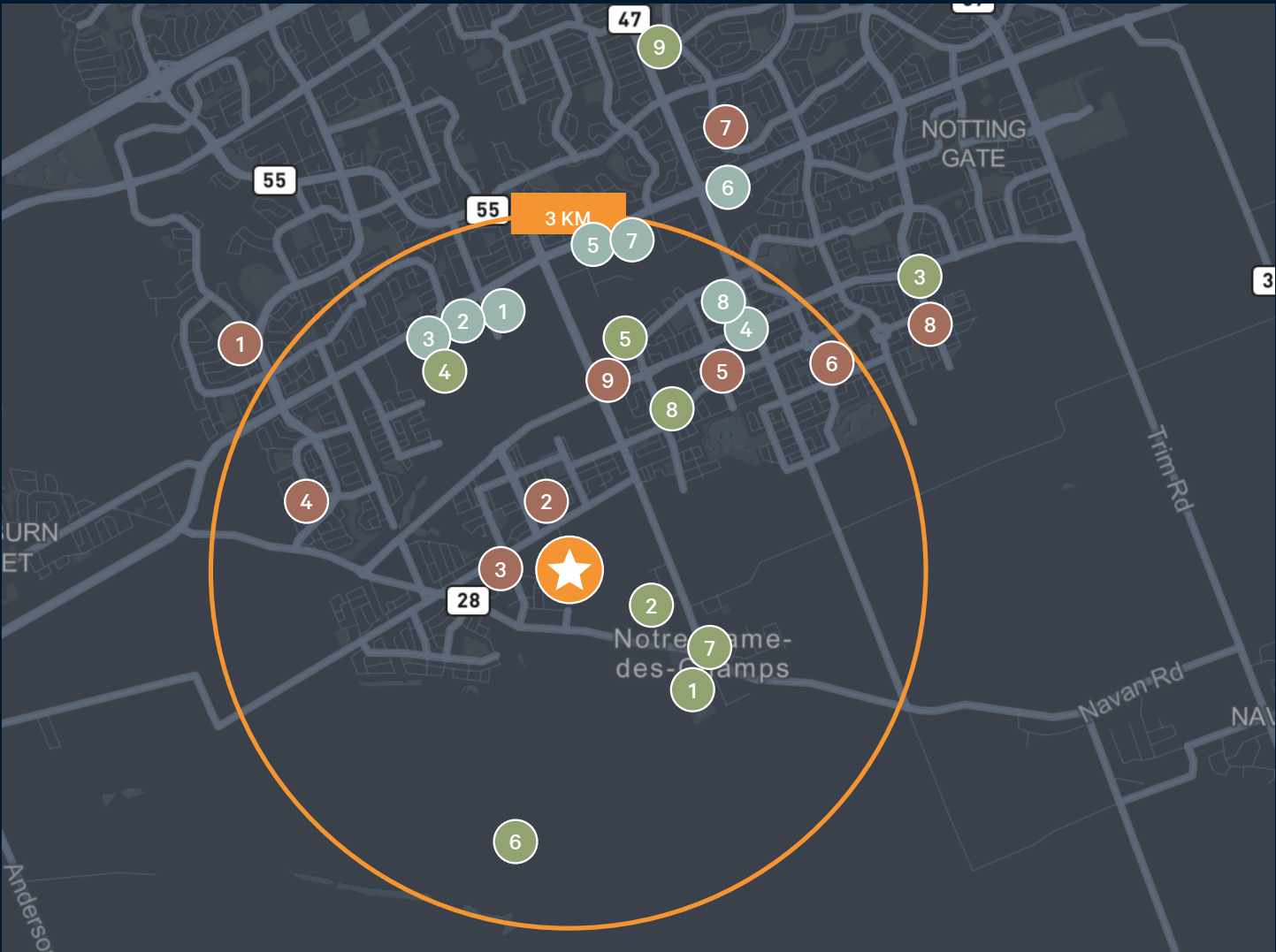
SMARTCENTRES ORLÉANS [smartcentres.com](https://www.smartcentres.com)



FRANÇOIS DUPUIS RECREATION CENTRE [athleticbusiness.com](https://www.athleticbusiness.com)

NEARBY

AMENITIES



RETAIL

1. Walmart Supercentre
2. RONA+ Orléans
3. Food Basics
4. The Shops of Tenth Line
5. Trinity Crossing Mall
6. RioCan Orléans
7. Real Canadian Superstore
8. Orléans Sobeys

RECREATION

1. Mer Bleue Golf & Driving Range
2. Notre-Dame-des-Champs Recreation Centre
3. François Dupuis Recreation Centre
4. Landmark Cinemas Orléans
5. Orléans Hydro Corridor Trail
6. Mer Bleue Bog
7. Mer Bleue Miniputt & Batting Cages
8. Don Boudria Park
9. Ray Friel Recreation Complex

INSTITUTIONAL

1. Forest Valley Elementary School
2. Collège Catholique Mer Bleue
3. Notre-Dame-des-Champs Catholic Elementary School
4. Le Prélude Public Elementary School
5. Notre-Place Catholic Elementary School
6. Alain-Fortin Catholic Elementary School
7. Jeanne-Sauvé Public Elementary School
8. Summerside Public Elementary School
9. Aline-Chrétien Health Hub

OFFERS DUE: TUESDAY, JUNE 3RD, 2025 BY 12PM (EST)



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OFFERING PROCESS

CBRE's Land Services Group has been retained as the exclusive advisor to seek offers for the disposition of the Property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving additional due diligence materials. For more information on the offering process, please contact one of the advisors.

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to: lsaggta@cbre.com

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All outlines are approximate.

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CLICK TO SIGN THE CA

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