



2830 CARLING AVENUE

73,894 SF | PROPOSED MIXED-USE
DEVELOPMENT OPPORTUNITY



**CUSHMAN &
WAKEFIELD**
Ottawa



FOR SALE

2830 Carling Avenue

73,894SF | MIXED-USE
DEVELOPMENT OPPORTUNITY

About the Opportunity

Cushman & Wakefield Ottawa (the “Advisor”, on behalf of Carling Summit Inc (the “Vendor”), is pleased to offer for sale a 100% freehold interest in 2830 Carling Avenue and 810 Vick Avenue (collectively, the “Property”). Situated at the border of the established Whitehaven & Britannia Village neighbourhoods, the Property overlooks Britannia Park and offers spectacular views the majestic Ottawa River. This 0.42 acre development site is ideally located in close proximity to a wide variety of amenities, including Britannia Park, Britannia Beach, the Britannia Yacht Club, NCC Capital Pathways Network, Pinecrest Shopping Centre, Town & Country Plaza, Cineplex Cinemas, and Bayshore Shopping Centre, one of Ottawa’s largest regional malls. The Property is well serviced by transit, with direct bus service and a short 15-minute walk to the future Stage-2 Pinecrest LRT station. The proposed development is a new ten-storey mixed-use building, with approximately 77 residential units with panoramic views of the Ottawa river and nearby parks.



View from the 10th storey (+/-)

NATHAN SMITH

Executive Vice President
Broker
+1 613 780 1577
nsmith@cwottawa.com

SCOTT BROOKER

Associate Vice President
Sales Representative
+1 613 780 1582
sbrooker@cwottawa.com



Property Details

Municipal Address: 2830 Carling Ave. and 810 Vick Ave.

Legal Description: LT 1 & LT 2 PLAN 231; EXCEPT PT 1 CR617843 "DESCRIPTION IN CR316247 MAY NOT BE ACCEPTABLE IN FUTURE" OTTAWA, PIN: 039430027

LT 2 PLAN 250; EXCEPT PT 2 CR617843 "DESCRIPTION IN CR563793 MAY NOT BE ACCEPTABLE IN FUTURE" OTTAWA, PIN: 039430019

LT 4 PLAN 250 OTTAWA, PIN: 039430020

Zoning: Residential Fourth Density Zone

Site Area (AC): 2830 Carling Avenue: 9,192 sf, 810 Vick Avenue: 3,692 sf, 810 Vick Avenue: 5,264 sf

Surrounding Uses: Range of residential land uses including detached, semi-detached, townhouse, as well as low-, mid-, and high-rise residential apartment buildings

Total Area: 18,148 sf



Potential 73,894 SF
Development Opportunity

.....



Hundreds of shops and businesses
including national and local retail
amenities

.....



15min walk to Pinecrest Rapid Transit
Station
20min walk to Bayshore Shopping
Centre

Development Concept



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SITE INFORMATION

ZONING	R4N
SITE AREA	
Total Site Area:	1,690m ²
HEIGHT	14.5m
PARKING RATES	REQUIRED
Residential:	0.5 p/unit
Visitor:	0.1 p/unit
*Less first 12 units	
Retail:	1 p/100m ²
AMENITIES RATE	6m ² / unit
Required	
SETBACKS	F.Y. S.Y. R.Y.
	6m 4.5m 7.5m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS

Apartment: 77
Assumes an 85% efficiency

HEIGHT

Commercial	1 Storey (4.5m)
Residential	9 Storeys (27m)
Total:	10 Storeys (31.5)

TOTAL AREA	Retail	Residential
	854m ²	7,223m ²

GFA	Retail	Residential
	726m ²	6,139m ²

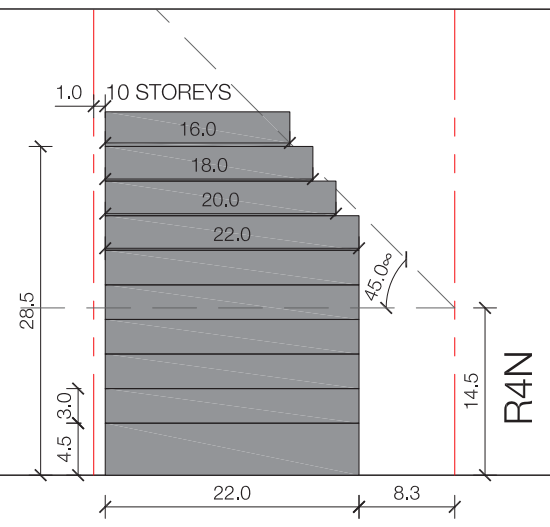
PARKING	Required	Provided
Residential:	38	TBD Underground
Retail:	07	TBD Underground
Visitor:	08	TBD Underground
Total:	53	TBD Underground

AMENITIES

Required	6m ² x 77 = 460m ²
Provided	TBD

NOTES

1. Assumes typical Residential floor height of 3m.
2. For the purpose of this concept, an average of 80m² (860sf) unit size is used to calculate approximate total number of units.
3. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
4. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
5. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.



2830 CARLING + 810 VICK AVE OTTAWA Concept Plan



LEGEND

	PROPOSED BUILDING
	AMENITY SPACE
	PROPERTY BOUNDARY
	SETBACKS



3	REVISIONS	2022.03.23	LC
2	CONCEPT PLAN	2022.03.15	LC
1	BASE PLAN	2022.03.07	LC
No.	REVISION	DATE	BY

CLIENT

ROBERT WILSON

FOTENN Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

DESIGNED	LC
REVIEWED	TK
DATE	2022.03.07

P2



BAYSHORE

Planned
Bayshore
LRT Station



CARLING

Neighbourhood Highlights

The Property benefits from significant planned development in the surrounding area. Spurred by Stage 2 of the LRT, several new developments are planned for the area, including Bayshore Shopping Centre, with the addition of multi-residential towers planned for the apron of the mall, and Lincoln Fields Mall planning a full mixed-use development, among others.

The neighbourhood is supported by excellent access to transportation options, with direct access to public transit, as well as 2-Highway 417 interchanges in close proximity. It is further supported by excellent access to a wide variety of existing retail amenities, including Bayshore Shopping Centre, one of Ottawa's largest regional malls and Pinecrest Shopping Centre, anchored by IKEA.

The property is strategically located in an amenity rich neighbourhood featuring the Cineplex Coliseum, grocery stores, pharmacies, and various recreational amenities. The property benefits from its proximity to Britannia Beach, an abundance of parks, and easy accessibility to the NCC pathway network for an easy commute by bicycle to explore the beautiful city of Ottawa.

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Market Overview

According to CMHC's Rental Market Report, we saw an increase in demand for rental units in 2021, as vacancy across the city fell by 50 bps to 3.4%, despite a considerable number of new units being added to the rental housing stock.

The Westboro/Britannia submarket has remained a strong and stable submarket, out performing the overall market, posting a vacancy rate of only 1.7% for October 2021. The submarket's excellent location, access to amenities, proximity to beaches, parks and much more, make it a highly desirable area and stable rental market.

Ottawa has the second highest family income among major Canadian cities at \$102,000. This, coupled with lower average housing costs and excellent quality of life make it an affordable and attractive place to live, bringing new migration to a city that is continuously growing.

Westboro/Britannia
1.3%

Vacancy Rate (2021)

\$1,339

Rental Rates (2021)

3.7%

Growth Rate (2021)

Ottawa
3.4%

Vacancy Rate (2021)

\$1,550

Rental Rates (2021)

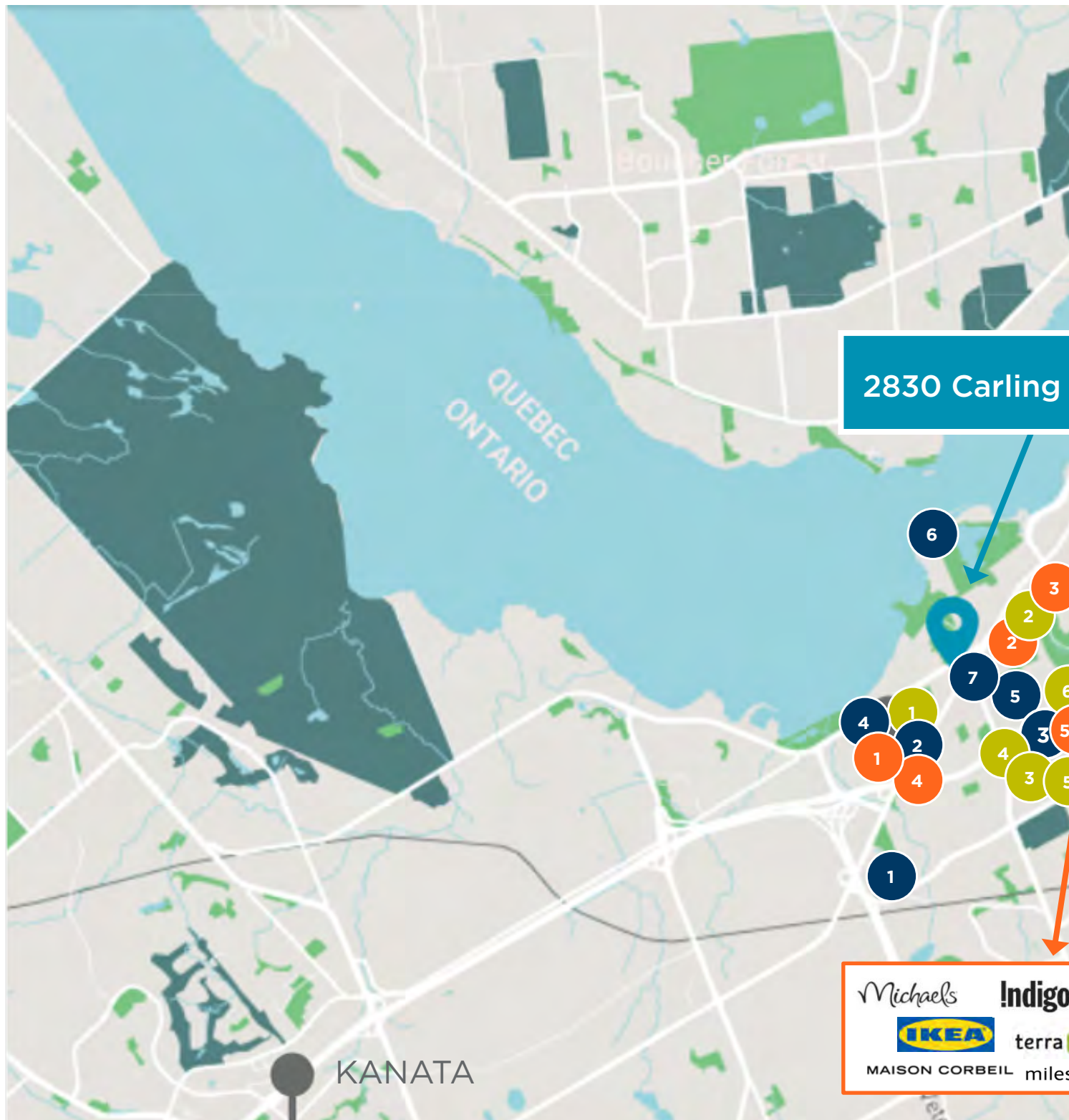
3.3%

Growth Rate (2021)



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AMENITIES MAP

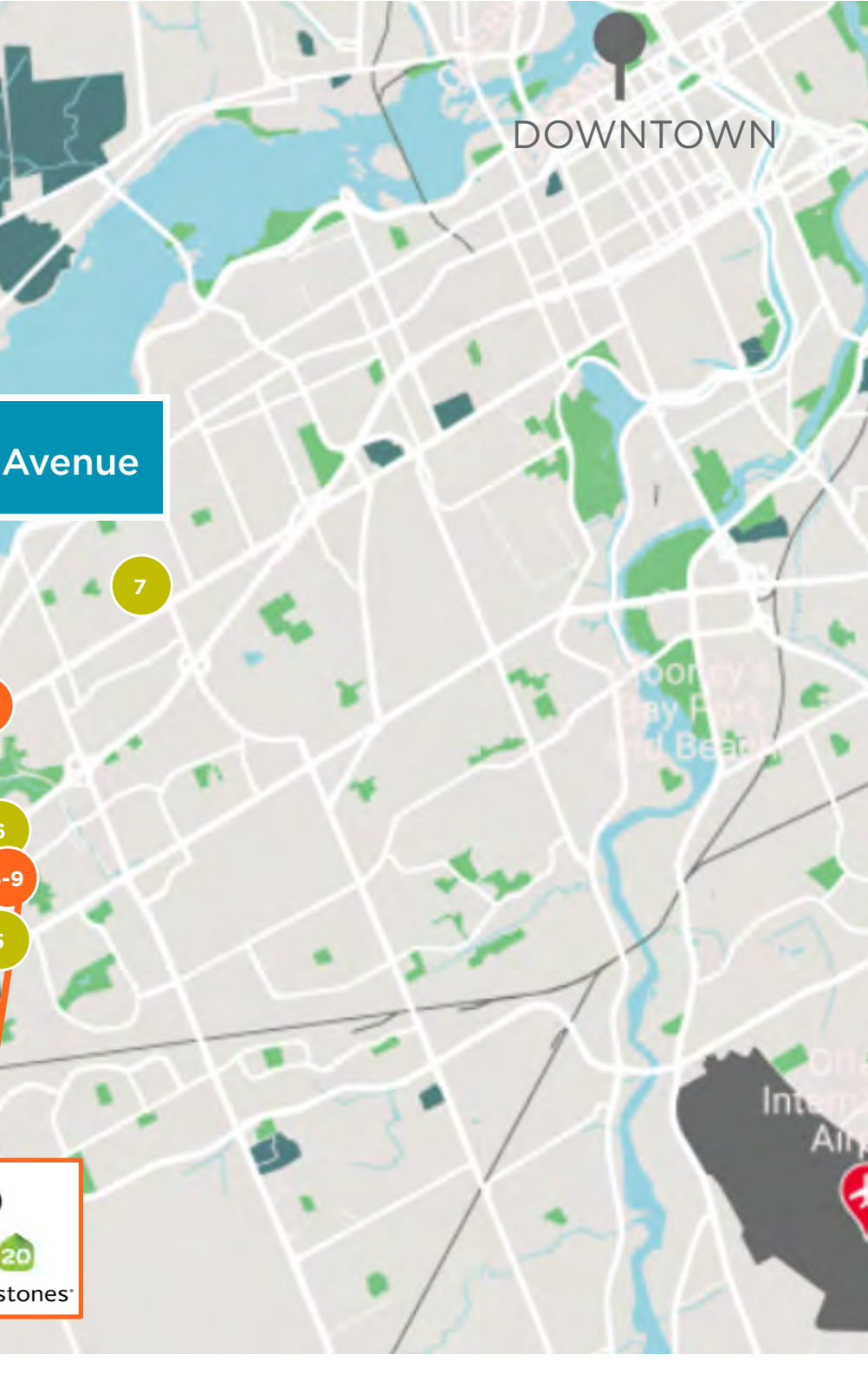


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Restaurants

- 1 Tim Hortons - 0.55 Km
- 2 Biagio's Italian Kitchen - 1.2 Km
- 3 Bridgehead- 1.8 Km
- 4 Starbucks - 1.8 Km
- 5 Big Rig Kitchen - 2.0 Km
- 6 Milestones - 2.4 Km
- 7 Swiss Chalet - 2.7 Km
- 8 Cadmans Montreal Bagels - 2.9 Km

Shopping

- 1 Bayshore Shopping Mall - 1.7 Km
- 2 Farm Boy - 0.9 Km
- 3 Metro - 1.4 Km
- 4 Walmart - 1.7 Km
- 5 Ikea - 2.1 Km
- 6 Michaels - 2.1 Km
- 7 Terra20 - 2.1 Km
- 8 Maison Corbeil - 2.1 Km
- 9 Indigo - 2.0 Km

Other

- 1 Queensway Carleton Hospital -3.6 Km
- 2 Pinecrest O Train Station - 1.2 Km
- 3 Bayshore Bus \O Train Station -2.2 Km
- 4 Cineplex -1.3 Km
- 5 GoodLife Fitness -1.6 Km
- 6 Britannia Yacht Club/Britannia Beach -2.4 Km
- 7 0.26 Km to bus stop
- 8 Downtown Ottawa -11.7 Km
- 9 Kanata -11.7 Km

TERMS OF SALE

Interested parties are invited to submit an offer to:

c/o Cushman & Wakefield Ottawa

Nathan Smith & Scott Brooker

55 Metcalfe Street

Suite 400

Ottawa, ON K1P 6L5

nsmith@cwottawa.com, sbrooker@cwottawa.com

Offers should outline the terms for the purchase of the Property and should include, at a minimum, the following information:

- Name and identity of the prospective Purchaser(s);
- Purchase price, initial deposit and deposit payable on satisfaction or waiver of the Purchaser's due diligence conditions (if any);
- Purchaser's proposed due diligence investigations and timeline for satisfaction of same;
- Anticipated date of closing;
- Evidence of the prospective Purchaser's financial ability to complete the transaction, including the method of financing the purchase;
- An outline of any other contingencies or conditions anticipated to be required by the prospective Purchaser(s) in connection with the transaction.

Prospective purchasers should note that the Vendor is under no obligation to select any Offer.

Disclaimer

There information provided herein and any other information obtained from the Vendor or the Advisor has been prepared and provided for convenience only and neither Vendor, the Advisor nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of such material. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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* All property outlines are approximate

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