



Rare Waterfront Townhouse Development Opportunity

- Approx. 6.6 acres or residential zoned development land
- Proposed new zoning bylaw to accommodate up to 60 units per/hectare*
- Concept provides for up to 11 upscale singles or 22 upscale semi detached residences
- Shared waterfront concept with amenities for all residences

Get more information

Gillian Burnside

Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com

Ron Milligan

Sales Representative, Vice-President
D +1 613 761 8139
ron.milligan@avisonyoung.com

James Pero

Sales Representative
D +1 613 920 5607
james.pero@avisonyoung.com

This development concept is for a residential infill development comprised of up to 11 upscale singles or 22 upscale semi-detached freehold along the Rideau River in the Rideau Glen area of Ottawa. Other housing typologies may be permitted. The property includes approximately 600 feet of shoreline, and is bisected by a natural stream. The property is enclosed on all sides by mature tree cover. The site lies within the Suburban Southwest Transect and is designated R1E to be transitioned into Neighbourhood 1 (N1) under Ottawa's new comprehensive zoning bylaw. Municipal sewer is at the lot line. Municipal watermain will need to be extended to the site for the density proposed to be achieved. This site offers a distinct upscale alternative: a nature-oriented setting within the city, including direct access and frontage to the Rideau River and uninterrupted green space and walking paths. The concept includes approximately 2.4 acres of shared natural waterfront land, featuring a meandering stream that flows into a riverfront lagoon. These areas provide privacy, recreational value, and a distinct lifestyle amenity integrated into the site and enhance the site's lifestyle proposition. The development's concept and density are consistent with the city's objectives to create more sustainable and livable communities.

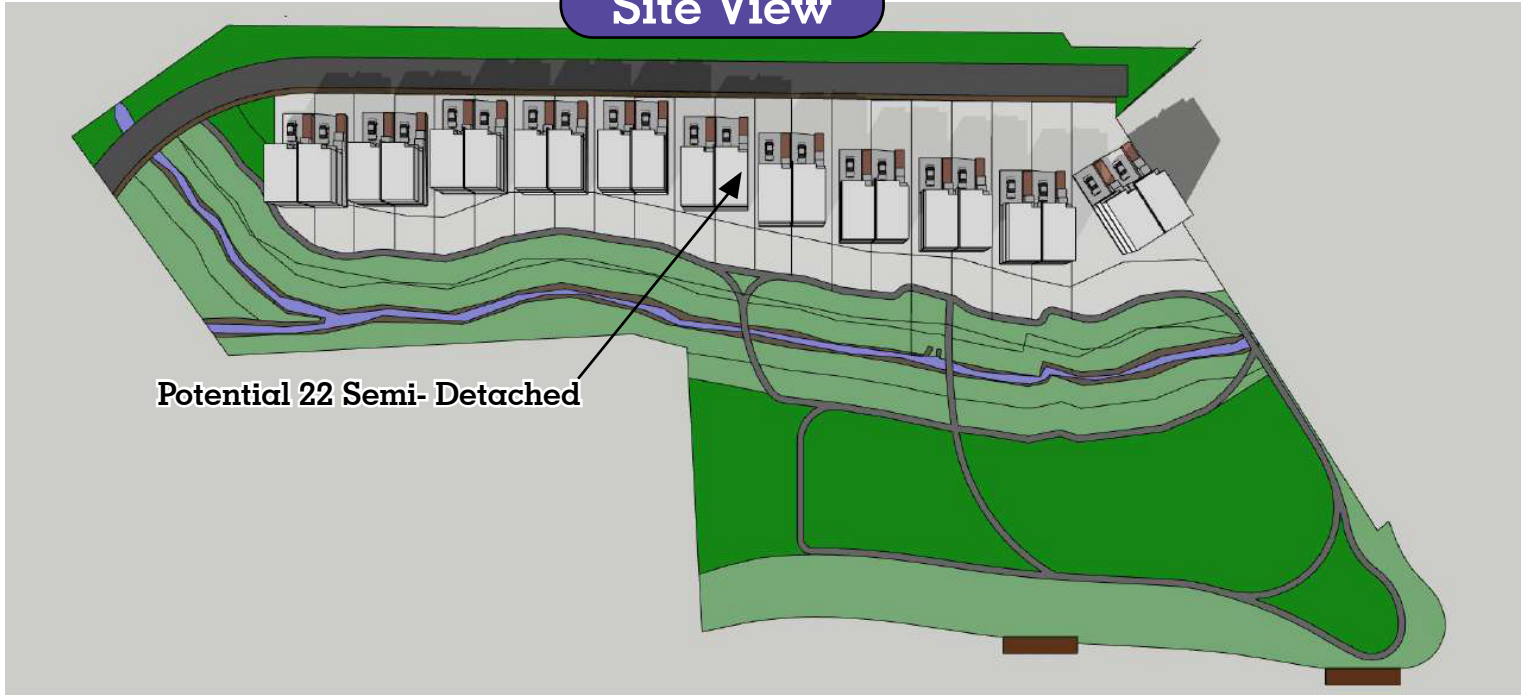
Property Details:

Legal Description:	PART LOT 18, CON ARF, NEPEAN; PART LOT 19 CON ARF, NEPEAN AS IN NS194067; S/T & T/W CR648747 ; PART LOT 19, CON ARF, NEPEAN AS IN N772492; OTTAWA CITY OF OTTAWA
Site Area:	approx. 273575.28 sf (6.28 ac)
PIN:	045891883
Zoning:	Currently Zoned R1E; to be rezoned under New Official Plan to N1
Frontage:	approx. 715' along Prince of Wales Drive
Waterfront:	approx. 600'

Site concepts

For Sale
2911 Prince of Wales Drive
Ottawa, ON

Site View



Towards south - Access from Rideau Glen Drive



Planning overview

For Sale
2911 Prince of Wales Drive
Ottawa, ON

The subject site is designated within Ottawa's new Official Plan under the Suburban Southwest Transect. The proposed development reflects a policy shift toward increased residential density and more compact urban form in established neighbourhoods. The property has transitioned from its previous R1 zoning to the new Neighbourhood 1 (NU/(N1 if serviced) zone, which supports a broader range of low-rise housing types and higher density targets. The distinction being the NU zone functions similarly to the N1 zone in terms of permitted residential uses and built form. However, the NU zone is specifically tailored for areas utilizing private services, necessitating additional considerations for infrastructure maintenance, legal agreements, and compliance with City standards for private developments. This project will be serviced and thus the N1 designation would be applicable. The site is subject to a maximum building height of 11 meters. However, due to the site's topography—being approximately 3 meters below the grade of Prince of Wales Drive—there is potential for increased height without exceeding the height limit as measured from the street. This design flexibility allows for increased living space and enhanced views, particularly given the site's location adjacent to the Rideau River. The new Official Plan sets a target density of 60 units per hectare in the suburban transect encouraging a mix unit typology throughout and creating a more flexible unit typology as opposed to single detached homes. The proposed development of 24 semi-detached units on a 6.6-acre parcel (approximately 2.67 hectares) aligns with this target, demonstrating compliance with the city's intensification goals.

Recent approvals were granted in 2021, prior to the adoption of the new Official Plan. The current proposal conforms to the updated policy direction, which encourages higher-density developments in suburban transects, especially in areas with unique locational advantages like proximity to the Rideau River. The site's position at the edge of the Rideau Glen neighbourhood and its waterfront setting make it a prime candidate for the type of intensification envisioned in the new Official Plan. The development's design and density are consistent with the city's objectives to create more sustainable and livable communities.

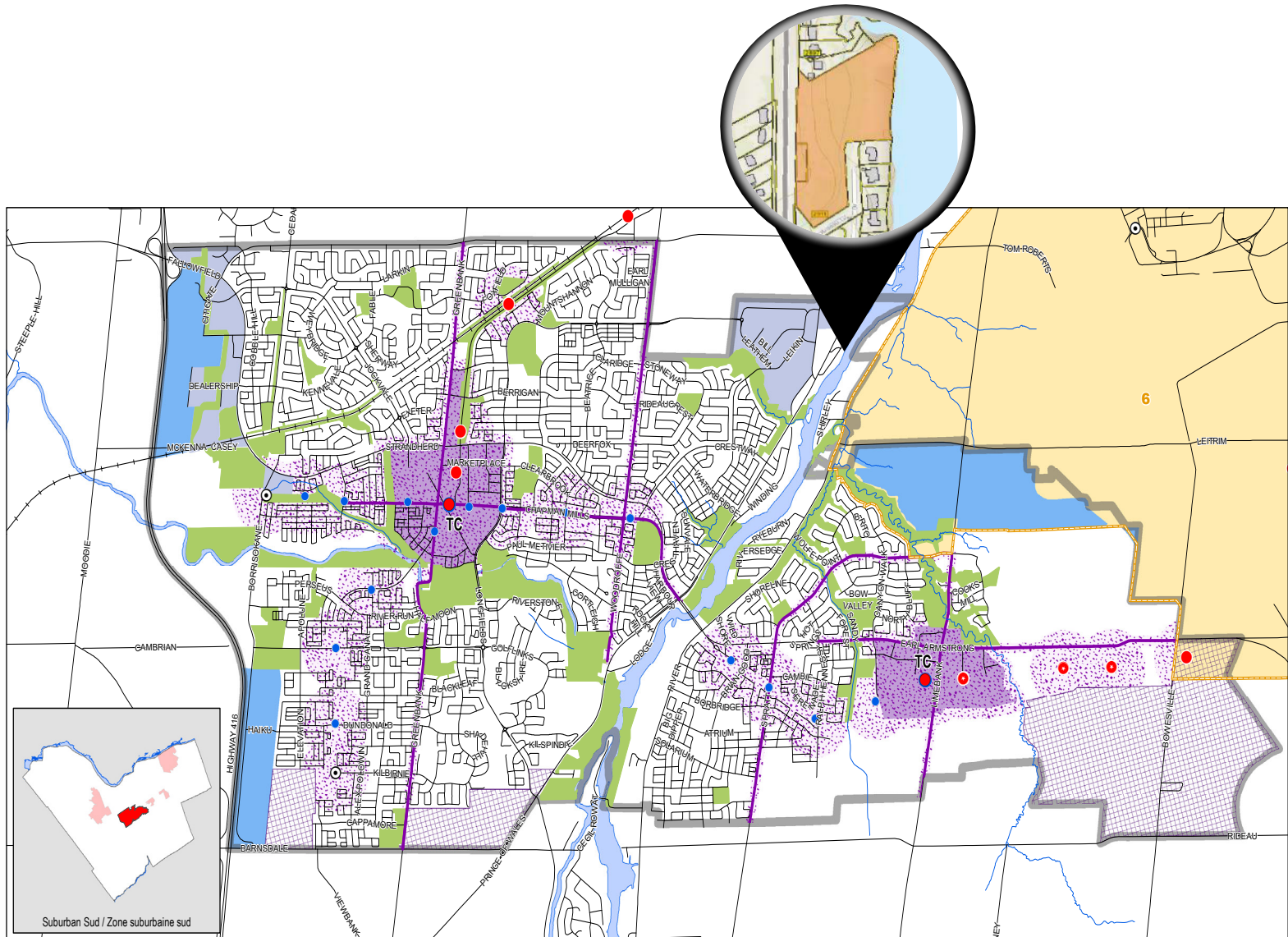
There are various methods for land division. Freehold, with shared agreements for common areas and services, or freehold with common elements condominiums etc... This is similar to any private street with freehold ownership through out Ottawa.

Note:

- 1) The location being at the Transect, Ward, and neighbourhood north east "edge" and may also qualify the lands for an N2 designation which permits up to 150 Units / Hectare. This plan is based only on an N1 (NU) density, the lowest density category in the city of Ottawa.
- 2) All Semis may have an additional floor/Loft/roof garden, the property grade is 3 meters below the road. Low Rise is a possibility.
- 3) The potential exists for an additional semi detached unit or single lot at the end of Rideau Glen Drive with the remainder waterfront for the Semis. This potential lot would also be outside of the erosion/access setback defined in the Slope Stability Study.
- 4) The lots shown may be extended to the stream and/or river with shared easements across them. This plan shows the lots cut off at the private road towards the east with balance shared by agreement etc..

Location context

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TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT

Suburban* / Suburbain*

OVERLAY / AFFECTATION SUPPLÉMENTAIRE

Evolving Neighbourhood /
Quartier en évolution

Future Neighbourhood /
Quartier futur

SPECIAL DISTRICT / DISTRICT PARTICULIER

Ottawa International Airport Economic District /
District économique de l'Aéroport international d'Ottawa

DESIGNATIONS / DÉSIGNATIONS

TC Town Centre / Centre ville

Hub / Carrefour

Corridor - Minor / Couloir - Rue principale mineure

Mixed Industrial / Industrie Mixte

Industrial and Logistics / Industrie et Logistique

Greenspace / Espace vert

Neighbourhood / Quartier

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



Official Plan / Plan officiel

Schedule B6 - Suburban (Southwest) Transect
Annexe B6 - Transect Secteur suburbain (sud-ouest)

Consolidation and Amendments / Amendement au plan directeur approuvé	
#5 (09/2023)	#34* (under appeal / en appel)

Planning, Development and Building Services, Geospatial Analytics, Technology and Solutions
Direction générale des services de planification, de l'aménagement et du bâtiment, Analyse géospatiale, technologie et solutions

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street,
Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca
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Zoning

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Under the current Official Plan this property is zoned R1E. The City's New Official Plan adopts the property as NU (NU1 if serviced).

NU-Neighbourhood Unserved Zone:

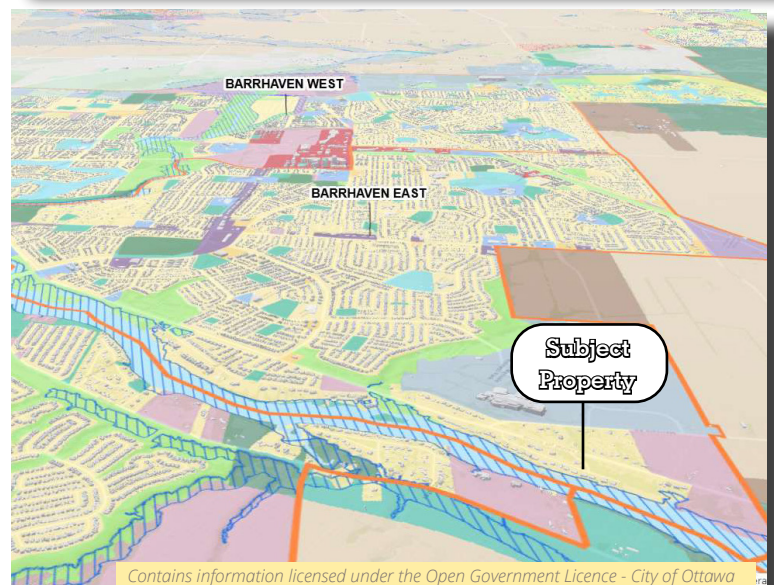
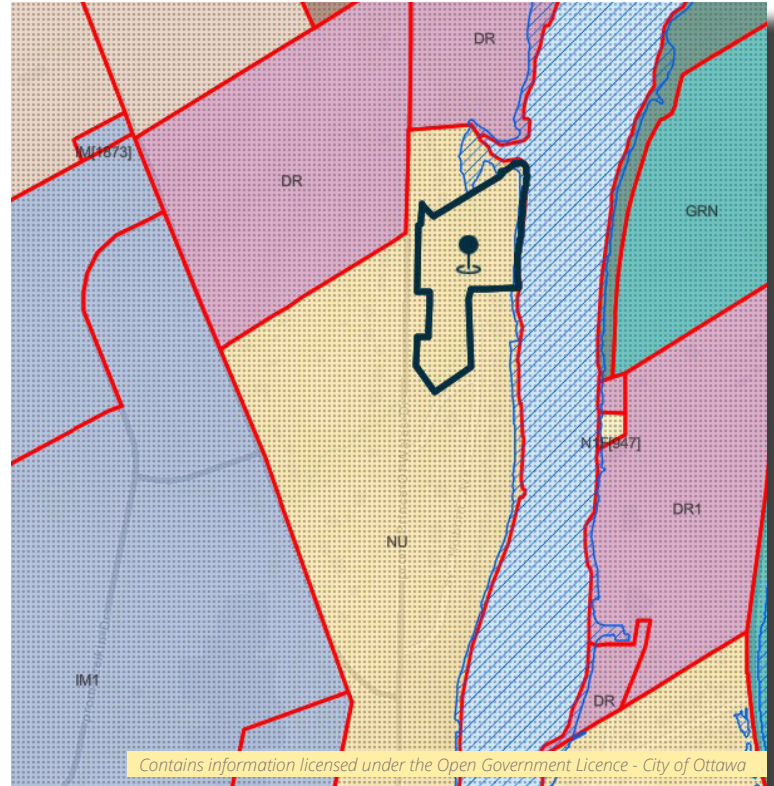
The Lands are designated NU (N1) in the new zoning bylaw by default as are most R1 zones. The City of Ottawa is currently undergoing a comprehensive citywide rezoning exercise. The new zoning bylaw is set to completed at the end of 2025.

The Lands are located at the ward/transect/ community/neighbourhood north east edge.

Purpose of Zoning:

The purpose of the NU – Neighbourhood Unserved Zone is to:

- Permit a maximum of two dwelling units (e.g. one detached dwelling plus one additional dwelling unit) per lot in areas designated as Neighbourhood in the Official Plan that are not serviced by municipal water or sewer services, as indicated on Annex 9 (Private Service Enclaves in the Urban Area).
- Recognize the existing lot and development pattern in these neighbourhoods, while also restricting creation of new lot sizes that may not be sufficient to accommodate private services.



Gallery concept plans/renders

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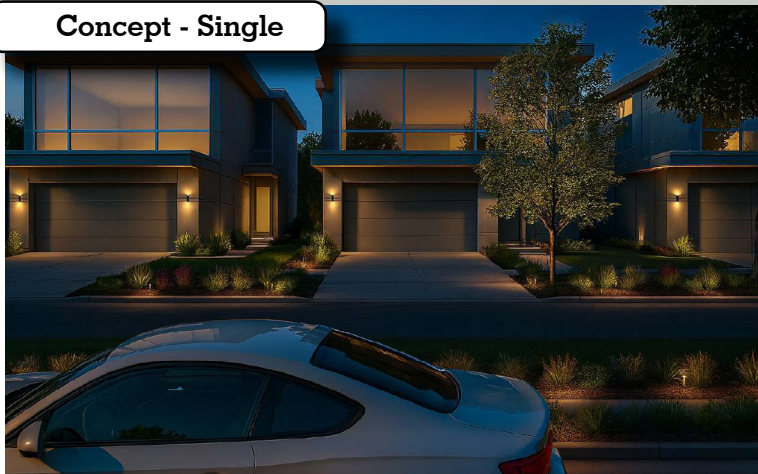
View - West facing



View - West facing



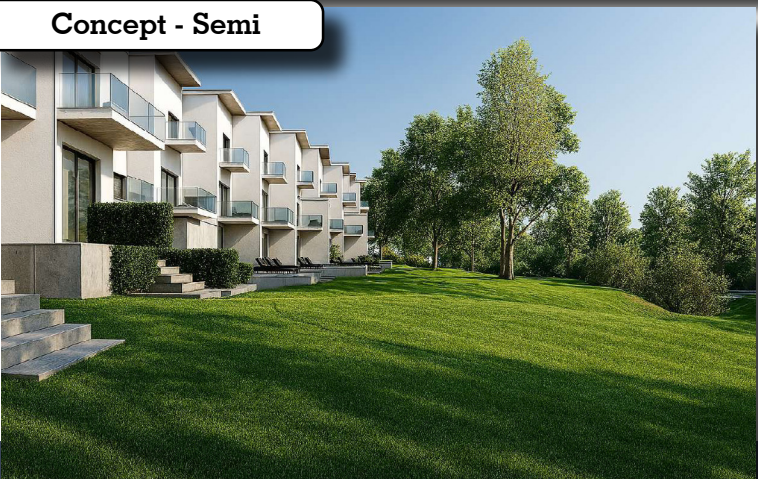
Concept - Single



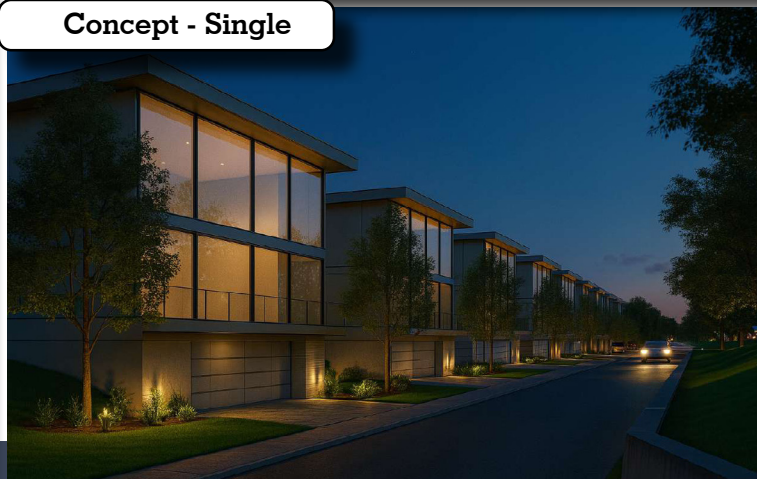
Concept - Semi



Concept - Semi



Concept - Single



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Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca
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Location map

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Travel Distances

Highway 417	11.9 km
Hunt Club Bridge	4.8 km
Barrhaven Town Centre	6.6 km
Kanata	11 km
RCMP Headquarters	1.5 km

Westboro

Downtown
Ottawa

Hunt Club
Bridge

Subject
Property

Blacks Rapids

Barrhaven

Chapman Mills Conservation Area

Vimy Bridge

Riverside
South

Get more information

Gillian Burnside
Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com

Ron Milligan
Sales Representative, Vice-President
D +1 613 7618139
ron.milligan@avisonyoung.com

James Pero
Sales Representative
D +1 613 920 5607
james.pero@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 |
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