

**AVISON  
YOUNG**



Canada Lands Company  
Société immobilière du Canada



Wateridge  
Village  
Village  
des Riverains

# Wateridge Village

## Phase 7, Block 20

Ottawa, ON



**For Sale - General Mixed Development Site  
GM31 (H30)**

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## Introduction

# The Opportunity

Avison Young Commercial Real Estate Services, LP, Brokerage (the "Advisor") has been retained by Canada Lands Company CLC Limited (the "Vendor") to facilitate the sale of the next release of development lands at Wateridge Village.

Now home to 1,500 residents with an emerging and active homeowners community, Wateridge Village is a ground-breaking 310 acre vibrant and sustainable new community minutes from the downtown core. The site celebrates Algonquin heritage, the military legacy of the lands, and the brilliance of modern urban design while overlooking the Ottawa River.

Visionary and masterful in scope, Wateridge Village will continue to be home to design-forward residences, retail and office space, unparalleled amenities, beautiful parks, trails and so much more. The desirable and quickly evolving community now includes a mix of high-quality single-family, town, back-to-back stacked homes as well as a variety of mid-rise and mixed-use rental and condominium products.

## Take the Tour



Affordable housing opportunities are prioritized in Canada Lands' development projects and we seek to meet, at a minimum, the statutory requirements of the local municipality and respond to identified community needs and markets. Wateridge Village currently has four affordable housing projects with the intent for affordable housing to be a key component of the remainder of the development.

Situated in the core of the village, this release provides developers a variety of development options, from ground-oriented townhomes and up to nine storey buildings.

Phase 7 is masterfully planned, surrounding Wing Officer Winnifred Taylor Park, Tanakiwin Natural Area and Kishkabika Park, Wateridge Village's largest, and featured 20 acre park. The park features include, but are not limited to, a lookout and waterfall overlooking the Ottawa River, walking and bike paths with connectivity to the immediate community, Aviation Parkway, and beyond. See page 5 for more information regarding the proposed and existing public parks.

The development parcel will be fully serviced to the perimeter of the block. We invite all developers to participate in this unique offering.

## Listing Team



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# Product Type Examples

## Low to Mid Rise Purpose - Built Rental



## Townhomes



## Semi-Detached



## Location Overview

# Key Highlights



High profile central location within the village core



Development-ready, with services to the lot line



Uniquely planned community to support approx. 10,000 Residents



Optimized planned transit designed to provide easy access to Downtown and Ottawa's Light Rail



Sustainable community design



Designed to include open spaces, wooded areas, and parks



Retail and commercial spaces



Includes three future school sites

At 310 acres in size, Wateridge Village began as the largest undeveloped parcel of land within Ottawa's Greenbelt. With Phases 1A, 1B, 2 and 4 sold and developed, or in development, the community is well underway and offers a broad suite of housing options and outstanding parks. The release of residential sites in a premium park-oriented location expands on the growth in this highly desirable contemporary neighbourhood, with tasteful opportunities to develop a variety of residential offerings from ground-oriented homes to nine storey buildings.

The Community Design Plan for the Village highlights a planning framework focused on the development of a compact and complete mixed-use neighbourhood. It is guided in design to offer environmental sustainability and ample leisure activities. Architectural Design Guidelines focus on a built form that is aesthetically interesting and aligned with sustainable urban design. Wateridge Village includes transit and pedestrian connections to the surrounding area, Downtown Ottawa, as well as the Ottawa River Parkway.

## Property Details

### The Offering

Phase 7, Block 20

### Block 20 & 21

- Area - **Block 20** - 2.94 acres / **Block 21** - 3.50 ac
- Development - **Block 20** Min. 163 mid-density units / **Block 21** - Min. 201 mid-density units
- Opportunity - **CONDITIONALLY SOLD**
- Zoning - GM31 H(30) for **Block 20 & 21** both

Zoning permits low- and mid-rise residential buildings, mixed-use buildings with retail spaces at grade, as well as a number of other uses defined in accordance with the Mixed-Use Policies in the City of Ottawa's Secondary Plan. The maximum building height is 30 meters.

### Property Bio.

Permitted Residential Uses: Retirement home, Planned unit development, apartment dwelling, low rise, Apartment dwelling, mid rise. Twenty percent (20%) of the development in this Phase to be build as Affordable Living.

Permitted Non-Residential Uses: Animal care establishment, Animal hospital, Artist studio, Bank, Caring Establishment, Community Centre, Community health and resource centre, Convenience store, Daycare, Library, Medical Facility, Office, Personal service business, Recreational and athletic facility, Residential care facility, Restaurant, Retail store.

### Block 22 & 23

- Area - **Block 22** - 4.32 acres / **Block 23** - 4.81 acres
- Development - **Block 22** - Min. 178 units (mix of mid-density and townhomes) /
- Opportunity - **Block 23** - Min. 209 units (mix of mid-density and townhomes)
- Zoning - R5Y[2313] & R5Y[2312] for **Block 22 & 23** both

### Property Bio.

Zoning permits a mix of residential building forms ranging from detached to mid- rise apartment dwellings, as well as a number of other residential uses defined in accordance with the Neighbourhood Policies in the City of Ottawa's Secondary Plan. The maximum building height is 20 (R5Y[2312]) to 30 (R5Y[2313]) metres.

Permitted Uses: Townhouse, Semi-detached, Duplex, Linked-detached, Detached, Three unit, Stacked, Apartment dwelling, low rise, Apartment dwelling, mid rise.

# Key Highlights

Unique in nature as the largest undeveloped land within Ottawa's Greenbelt, and fully creative in design, Wateridge Village proposes unprecedented opportunities for developers. Highly anticipated as a desirable 15 minute community, the Wateridge Village community will enjoy a traditional sustainable village feel, with seemingly limitless urban amenities within easy transit, whether traveling by foot, bike, bus, or automobile.

The planning of Wateridge Village includes for ample recreation, amenities and services with parks, mixed-use development, employment lands and three schools planned for the site. Situated minutes from downtown and easily integrated with city transit, residents will be able to easily commute to work, including Ottawa's government labour force and growing downtown technology industry, while also enjoying connectivity to countless services and points of interest within the city.

### NRC - National Research Council

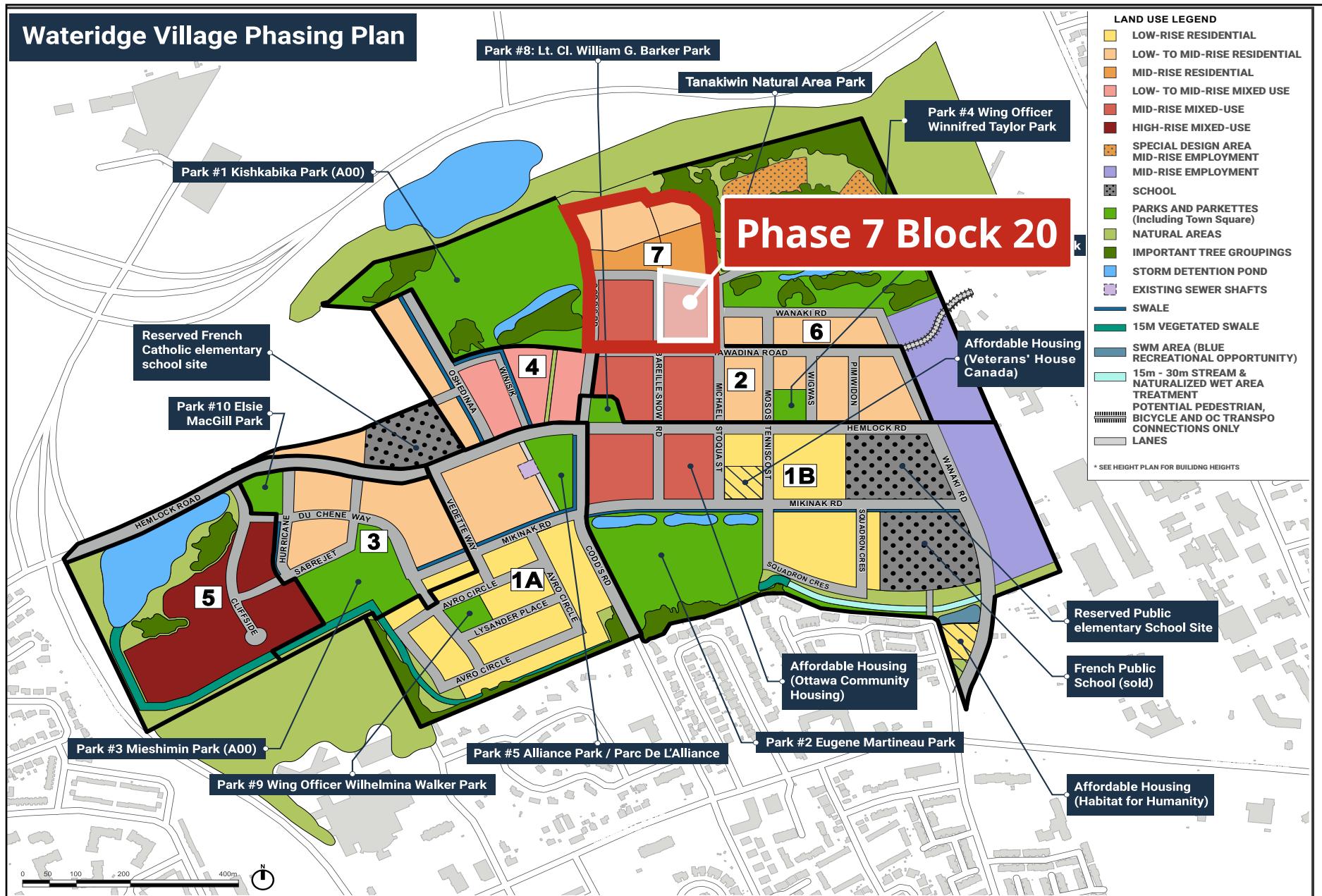
The National Research Council (NRC) has neighboured the Wateridge Village site for decades. Serving as an employment hub it has attracted developers and residents alike.

In July 2024 the Federal Government announced [Feds Unveil \\$1.5B project to build new science facilities](#) on the campus immediately neighbouring Wateridge Village. It's anticipated that this project, in both its development and functioning phases, will positively impact the desirability of Wateridge Village.

**Wateridge Village proposes unprecedented opportunities for developers.**



# Planning and Development Overview



## Dataroom Information

All parties having completed and executed a Confidentiality Agreement ("CA") will have access to the necessary technical information and documentation in support of satisfying due diligence requirements for the development blocks.

## Offer Form and Submission

Based on information contained in this CIM and in the electronic dataroom and any other information made available by the Advisor, prospective purchasers are invited to submit their offers on the **Offer and Business Terms Sheet** on the Vendor's form (available in the dataroom) to the Advisor in conformance with the specifications outlined under the Closing Date in this CIM which will include the business terms for the proposed transaction and include, at a minimum, the following information:

- Name and identity of the prospective purchaser or purchasers in the case of consortium offer (inclusive of ownership stake)
- Purchase price, initial deposit and if applicable, deposit payable on satisfaction or waiver of the prospective purchaser's due diligence conditions
- Prospective purchaser's proposed due diligence investigations (if applicable) and timeline

## Canada Lands Company Mission and Objectives

Canada Lands Company CLC Limited is a self-financing, federal Crown corporation that specializes in real estate development and attractions management. The company's goal in all it does is to produce the best possible benefit for Canadian communities and the Government of Canada.

For almost 30 years Canada Lands Company has played a key role in Canada enabling much-needed housing and affordable housing in communities in which it operates, working with non-profit and private sector organizations by making serviced land available in desirable neighbourhoods for builders to construct new homes for Canadians.

The company works to achieve its mandate with industry leading expertise and prides itself on its consultation-based approach to pursuing community-oriented goals, environmental stewardship and heritage commemoration with all its projects across Canada.

The company's activities ensure that government properties are harmoniously reintegrated into local communities. The Company's goal is to transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods in which they can live, work and play.

## Agency Disclosure

All brokerages representing prospective purchasers will be required to identify their clients and have their clients complete the CA prior to gaining access to the dataroom. The Advisor reserves the right to preclude cooperation with brokerages representing clients with whom communication has already been initiated.



## Get more information:

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