

Prime Commercial Development Land

- Asking Price: \$4,335,000.00
- 2.55 acres of land
- Zoning: GM H(18) - General Mixed Use*
- Strategically located on Strandherd Drive at Borrisokane Road
- Zoning permits Medical Facilities, Institutional and Residential/Retirement Care and accessory commercial uses

***See MZO specifications**

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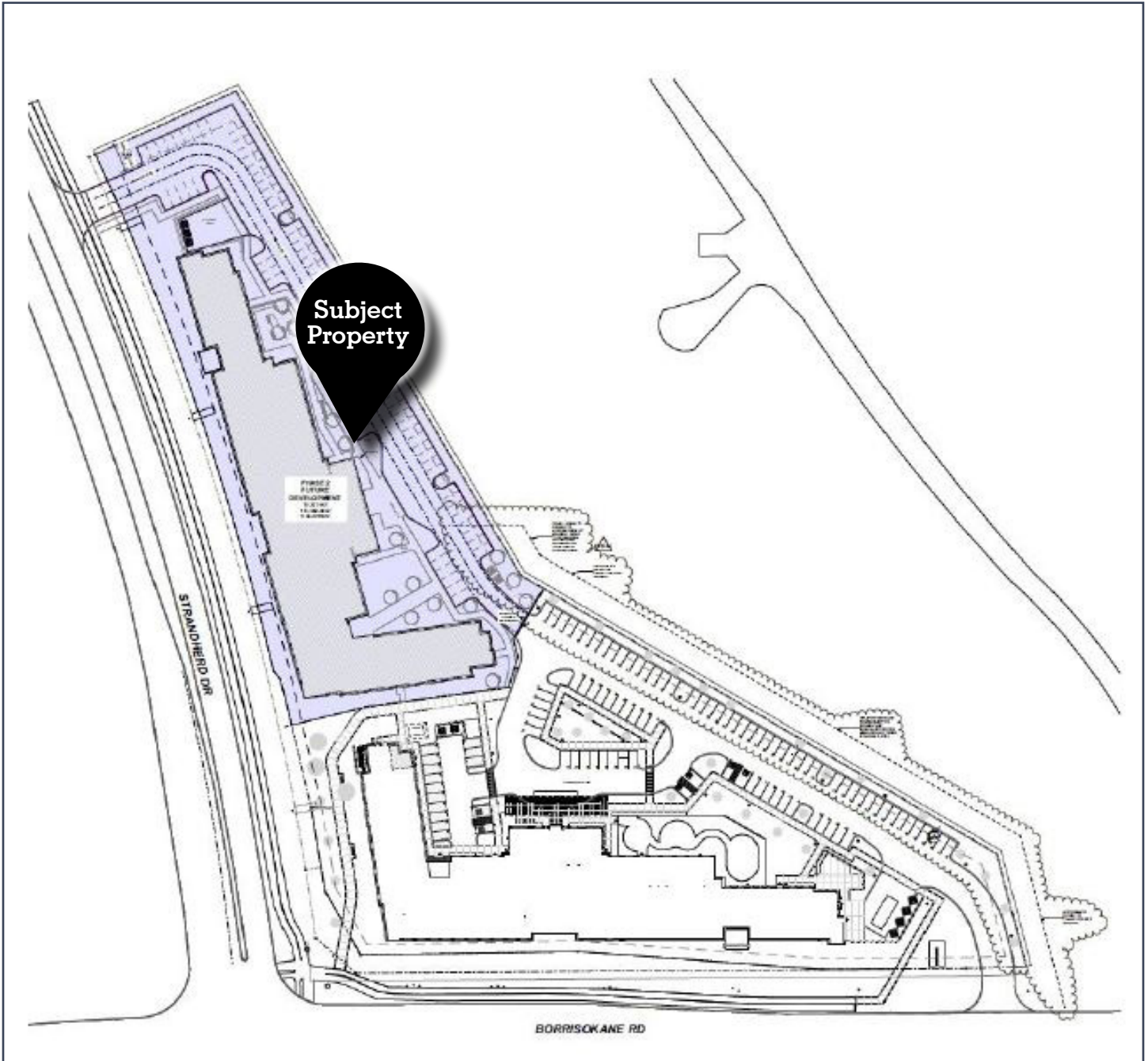
Situated along Strandherd Drive in the core of Barrhaven, this subject site represents a rare high profile, 2.55 acres development opportunity. Recent Official Plan Zoning amendments have redesignated the site from Development Reserve to GM H (18) permitting a variety of uses, including institutional, medical, residential, and mixed-use scenarios.

Nearing completion, a 192 bed Long-Term Care (LTC) facility is being developed on the west side by the current owners. The subject site will be severed by the ownership group prior to closing. Prospective buyers may benefit from the synergies with the new LTC facility, or envision a fully independent development opportunity.

Legal Description & Total Current Site:	BLOCK 75, PLAN 4M1650 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2, 3, 4 AND 5 PLAN 4R29231 AS IN OC1200930 SUBJECT TO AN EASEMENT IN GROSS OVER PART 21, 4R33315 AS IN OC2307263 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 22 - 30, 4R33315 AS IN OC2307264 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4R34511 AS IN OC2491588 CITY OF OTTAWA
Frontage Severed:	Approx. 445 ft.
Area:	2.55 acres to be severed

Site Plan

For Sale
4085 Strandherd Drive, Phase 2
Ottawa, ON



The subject property was rezoned under the Minister's Zoning Order and Ontario Regulation 126/23 as follows:

The draft MZO includes a zoning change for the property from DR to a General Mixed-Use zone (GM), which will allow a wide range of residential, commercial, and institutional uses that are often large and serve broader areas and which may generate traffic, noise or other impacts. The GM zone would allow uses such as drive-through facility, a full scale of retail stores, and service and repair shop, etc., which are incompatible with the proposed long-term care facility at this location. The GM zone would also permit a wide range of residential uses which are prohibited in the Mixed-Industrial designation.

CONCLUSION

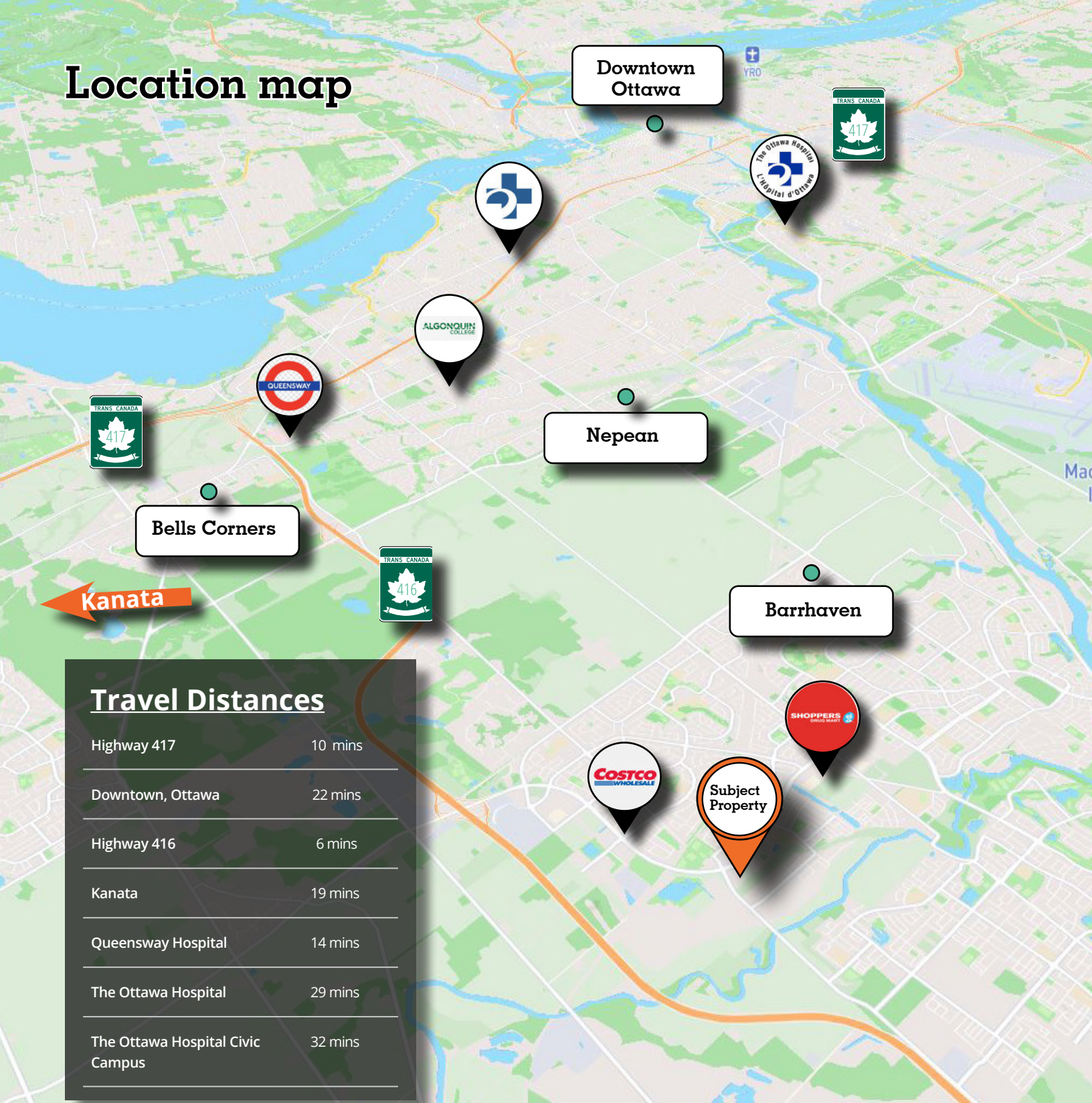
The Planning, Real Estate and Economic Development Department recommend Council approve this report and the response letter to the Minister of MMAH with regards to the Minister's Zoning Order for 4085 Strandherd Drive.

Permitted uses under the GM H(20) and the zoning order include:

- (a) day care
- (b) a medical facility
- (c) a residential care facility
- (d) a retirement home; and
- (e) the following accessory uses to a use listed in clauses (a) to (d), including,
 - (i) a bank,
 - (ii) an office,
 - (iii) a personal service business,
 - (iv) a research and development centre,
 - (v) a retail food store, and
 - (vi) a retail store.

Detailed Minister's Zoning Order

Location map



Travel Distances

Highway 417	10 mins
Downtown, Ottawa	22 mins
Highway 416	6 mins
Kanata	19 mins
Queensway Hospital	14 mins
The Ottawa Hospital	29 mins
The Ottawa Hospital Civic Campus	32 mins

Get more information

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