



303 KENDALL AVENUE, OTTAWA, ON K1L 7S7

FOR SALE - PLANS FOR 9 STOREY BUILDING WITH 88 RESIDENTIAL UNITS

\$3,250,000





PROPERTY DESCRIPTION

Introducing this exceptional Development site located right off the Vanier Parkway in downtown Ottawa. Plans for a 9 storey, 88 residential units plus 2 retail units with 47 parking spaces. The seller has completed the following reports and studies; Geotech, Phase 1 & 2 environmental (clean), Noise/shadow study, architectural plans, elevation plans and survey. Strategically positioned in the thriving Ottawa area, the meticulously crafted design and modern amenities of the building cater to the evolving needs of residents, ensuring an unparalleled living experience. The property's prime location offers convenient access to local transportation, commercial hubs, and recreational facilities, presenting an attractive prospect for multifamily and mid-rise investment. With its thoughtfully planned layout and upscale features, this property is poised to deliver impressive returns and establish itself as a premier residential destination in the dynamic Ottawa real estate market.

Property is currently leased to one tenant.
Gross Income: \$62,000/Year
Property Tax: \$18,000

PROPERTY HIGHLIGHTS

- **Approved Mid-Rise Development Opportunity:** Purpose-designed 9-storey residential project comprising 88 apartment units plus 2 ground-floor retail units, positioned for strong urban rental demand.
- **Prime Urban Location:** Strategically located just off the Vanier Parkway in close proximity to downtown Ottawa, with excellent access to transit, employment nodes, retail amenities, and major transportation corridors.
- **Efficient Parking & Site Design:** Planned 47 parking spaces supporting resident and commercial uses, thoughtfully integrated into the overall site layout.
- **Modern Design & Strong Market Positioning:** Contemporary architectural vision and well-planned unit mix designed to meet evolving urban living preferences and support long-term tenant appeal.
- **Compelling Investment Fundamentals:** High-density residential scale in a supply-constrained urban market, offering the potential for attractive risk-adjusted returns and long-term value creation.



CSV ARCHITECTS
 sustainable design · conception · dialogue
 1355 11th St. N. #100
 Ottawa, ON K1P 1K7

STRUCTURAL ENGINEER
 RJC ENGINEERS
 1501 Galloway Avenue
 Ottawa, ON K1Z 8P9

MECHANICAL ENGINEER
 QUADAR CONSULTING GROUP
 1000-180 St. Patrick St.
 Ottawa, ON K1P 8E2

ELECTRICAL ENGINEER
 QUADAR CONSULTING GROUP
 1000-180 St. Patrick St.
 Ottawa, ON K1P 8E2

CIVIL ENGINEER / L. ENVIRONMENTAL ENGINEERING
 CONSULTANTS LTD.
 1455 Youville Drive, Suite 218
 Ottawa, ON K1C 2J7

LANDSCAPE ARCHITECT
 COV LANDSCAPE ARCHITECTS LTD.
 210 McRae Ave.
 Ottawa, ON K1Z 0B9

STAMP

1. DESIGN BY: ISSUED FOR PERMIT
 REV. DATE: ISSUE

NOTES

1. THE PREPARED DRAWINGS ARE THE PROPERTY OF CSV ARCHITECTS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CSV ARCHITECTS. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF CSV ARCHITECTS.

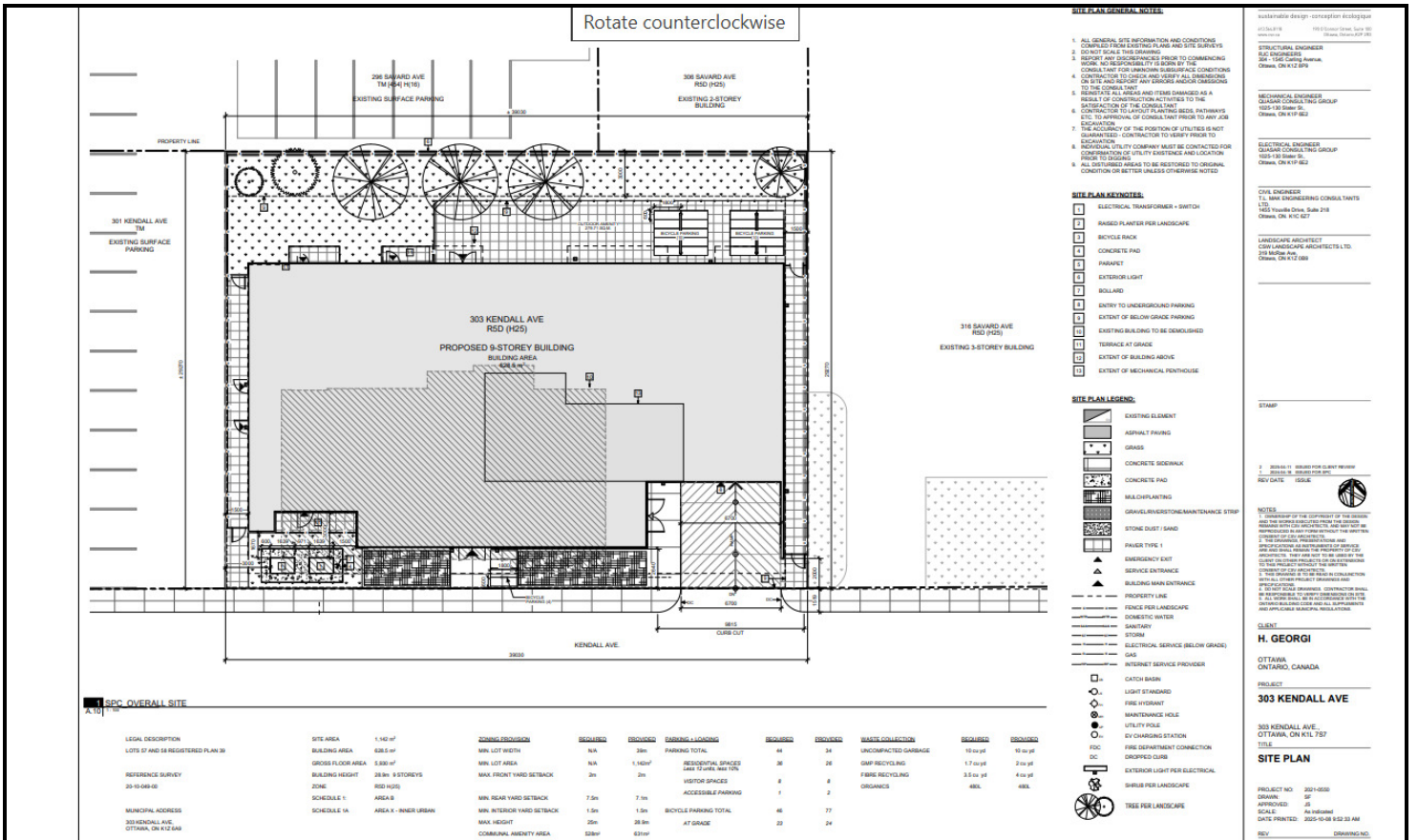
2. THE CONSULTANT HAS BEEN ADVISED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT. THE CONSULTANT HAS ADVISED THE CLIENT OF ANY DEFICIENCIES AND THE CLIENT HAS ADVISED THE CONSULTANT OF ANY DEFICIENCIES.

3. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION. UTILITIES COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION.

4. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.

CLIENT
H. GEORGI
 OTTAWA, ONTARIO, CANADA

PROJECT



Rotate counterclockwise

SITE PLAN GENERAL NOTES

- ALL GENERAL SITE INFORMATION AND CONDITIONS OBTAINED FROM EXISTING PLANS AND SURVEYS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSULTANT FOR UNKNOWING SUBSURFACE CONDITIONS.
- CONTRACTOR TO CHECK AND KEEP ALL DIMENSIONS TO THE CONSULTANT AND ANY DIMENSIONS TO THE CONSULTANT SHALL BE VERIFIED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT. THE CONSULTANT HAS ADVISED THE CLIENT OF ANY DEFICIENCIES AND THE CLIENT HAS ADVISED THE CONSULTANT OF ANY DEFICIENCIES.
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SITE PLAN KEYNOTES:

- 1 ELECTRICAL TRANSFORMER + SWITCH
- 2 RAISED PLANTER FOR LANDSCAPE
- 3 BICYCLE RACK
- 4 CONCRETE PAD
- 5 PARKWAY
- 6 EXTERIOR LIGHT
- 7 BOLLARD
- 8 ENTRY TO UNDERGROUND PARKING
- 9 EXTENT OF BELOW GRADE PARKING
- 10 EXISTING BUILDING TO BE DEMOLISHED
- 11 TERRACE AT GRADE
- 12 EXTENT OF BUILDING ABOVE
- 13 EXTENT OF MECHANICAL PENETRATION

SITE PLAN LEGEND:

- EXISTING ELEMENT
- ASPHALT PAVING
- GRASS
- CONCRETE SIDEWALK
- CONCRETE PAD
- MULCH/PLANTING
- GRAVEL/LANDSCAPE MAINTENANCE STRIP
- STONE DUST / SAND
- PAVER TYPE 1
- EMERGENCY EXIT
- SERVICE ENTRANCE
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE FOR LANDSCAPE
- DOMESTIC WATER
- SEWER
- STORM
- ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- INTERNET SERVICE PROVIDER
- CATCH BASIN
- LIGHT STANDARD
- FIRE HYDRANT
- MAINTENANCE HOLE
- UTILITY POLE
- EV CHARGING STATION
- FIRE DEPARTMENT CONNECTION
- DROPPED CURB
- EXTERIOR LIGHT PER ELECTRICAL
- SHRUB FOR LANDSCAPE
- GRASS
- SE
- TREE FOR LANDSCAPE

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H. GEORGI
 OTTAWA, ONTARIO, CANADA

PROJECT
303 KENDALL AVE
 OTTAWA, ON K1Z 1S7

SITE PLAN

LEGAL DESCRIPTION
 LOTS 27 AND 28 REGISTERED PLAN 38

REFERENCE SURVEY
 20-10-08-02

MUNICIPAL ADDRESS
 303 KENDALL AVE
 OTTAWA, ON K1Z 0A8

SITE AREA 1,142 m²
BUILDING AREA 628.2 m²
GROSS FLOOR AREA 5,584 m²
BUILDING HEIGHT 28.8m / 9 STOREYS

MIN. LOT WIDTH N/A
MIN. LOT AREA 1,142m²
MIN. FRONT YARD SETBACK 3m
MIN. REAR YARD SETBACK 7.5m
MIN. INTERIOR YARD SETBACK 1.5m
MAX. HEIGHT 25m
COMMON AREA 528m²

SEWER 48"
STORM 48"
DOMESTIC WATER 48"
INTERNET SERVICE PROVIDER 48"

UNCOMPLETED GARAGE 10 m x 10 m
GMP RECYCLING 1.7 m² pd
FIBRE RECYCLING 3.5 m² pd
ORGANICS 48L

RESIDENTIAL SPACES 36
VISITOR SPACES 2
ACCESSIBLE PARKING 2
BICYCLE PARKING TOTAL 46
AT GRADE 22

SCALE: AS SHOWN
DATE PRINTED: 2025-10-08 09:23 AM
SCALE: AS SHOWN

PROJECT NO: 202-050
DESIGNED BY: SE
APPROVED BY: SE
DATE PRINTED: 2025-10-08 09:23 AM
SCALE: AS SHOWN

REV (DRAWING NO.)