

LONG TERM

LAND LEASE

OPPORTUNITY

1460 Riverside Drive
Ottawa, ON



For inquiries, please contact:

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Land Highlights

LAND LEASE OPPORTUNITY

Approximately 2.2 acres situated only 350 meters from the Hurdman LRT Station, and at the corner of Industrial Avenue and Riverside Drive. 1460 Riverside Drive (the "Property") features:

- 6 k.m to Ottawa's central business district
- Frontage along Riverside Drive and Terminal Avenue
- Average daily traffic count: 61,000 vehicles
- 350 Meters to Hurdman LRT Station
- 500 Meters to Highway 417
- Zoning: Transit Oriented Development Zone
- Favorable zoning promoting high density residential and commercial developments
- Major uses in the subject area include: high density multi residential buildings to the west, large scale office development and retail to the east, and low density residential to the south.

Total Land Area: 2.2 acres

Land Rent: \$280,000 / per acre

Operating Costs: Carefree to Landlord



Aerial View

Lansdowne Park

Downtown Ottawa

Train

Property

Train



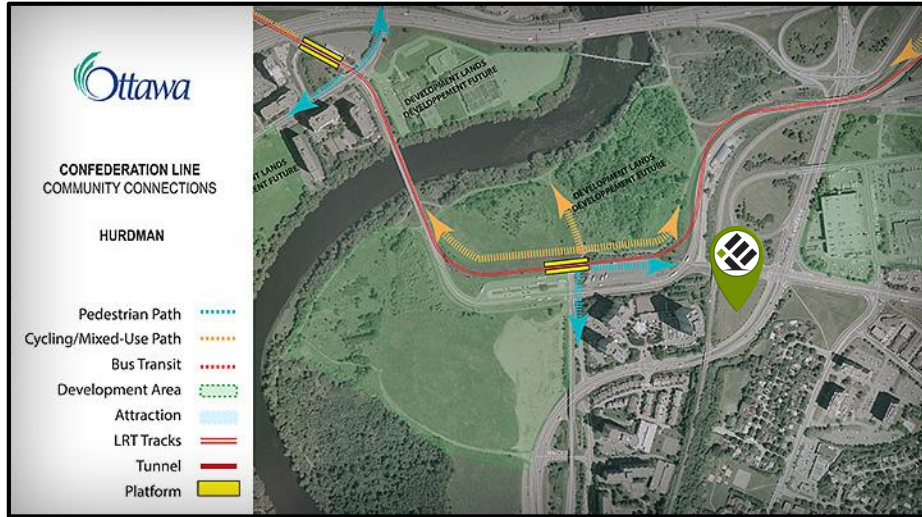
Map



Easements



Light Rail Transit

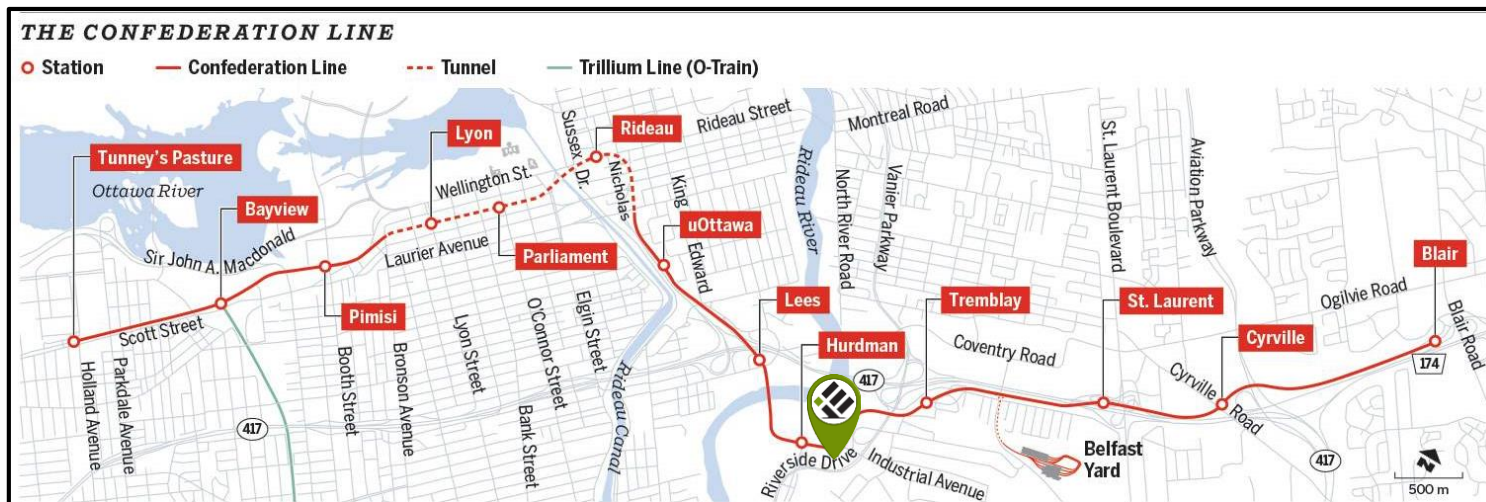


In 2019, Ottawa will commence operation of its Stage I Light Rail Transit System which will service Tunney's Pasture in the west, through downtown, to Blair Road in the east.

Hurdman Station, a major transit transfer point, is located only 350 meters away from 1460 Riverside Drive. Hurdman Station is expected to be a major transit hub servicing South Ottawa via the transitway.

The ride time is expected to be 11 minutes from Hurdman Station to Parliament / Lyon station located in the central business district.

Stage II of the Light Rail Transit System is currently under consideration will add an additional 44 k.m of rail and 24 new stations. Expanding service to the suburbs of Orleans to the east, Bells Corners to the west, and Riverside South to the south. Stage II will also connect to major destination points such as: Algonquin College and the Ottawa International Airport.



Zoning and Planning

1460 Riverside Drive is classified as a mixed use centre under the City of Ottawa's official plan.

Mixed use centres are recognized by the City of Ottawa as areas to achieve high densities of jobs and housing through intensification and redevelopment of older sites, and vacant development land. The long term vision is to achieve centres which are complete, livable communities that attract people for jobs, leisure, lifestyle, and business opportunities.

The Property is also subject to the Hurdman Secondary Plan which defines maximum buildings heights and building densities for lands within the planned area.

The Property is zoned TD2 – Transit Oriented Development Zone which has various permitted uses and minimum density requirements. The minimum density for residential units is 250 units / hectare or for non residential uses a minimum floor space index of 1.0. The zoning by law will continue to regulate the location, scale and type of land use.



1460 Riverside Drive – Looking West



1460 Riverside Drive – Looking North



1460 Riverside Drive – Looking East



1460 Riverside Drive – Looking West





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