

# HAZELDEAN STATION DEVELOPMENT LANDS

Stittsville, Ontario



**ABBOTT'S RUN**

KANATA | STITTSVILLE



INVESTMENT SUMMARY

**IPA** INSTITUTIONAL  
PROPERTY  
ADVISORS  
A DIVISION OF  
MARCUS & MILLICHAP, BROKERAGE

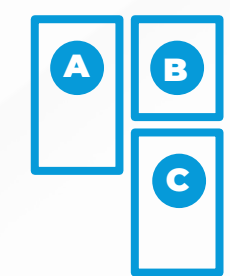


# THE OFFERING

Institutional Property Advisors, a division of Marcus & Millichap, Brokerage (“IPA”) (the “Advisor”), on behalf of the “Vendor”, are pleased to offer for Sale the Hazeldean Station Development Lands (the “Property”). The offering is comprised of three strategically located development parcels totaling approximately ~15.56 acres within Minto’s Abbott’s Run Community in Stittsville, Ottawa, Ontario.

The parcels are available individually or as a portfolio, allowing purchasers to pursue site-specific execution strategies while preserving the ability to secure scale through full-site acquisition.

The Offering represents the highest-intensity parcels within the Abbott’s Run Community, originally planned for mixed-use and high-density residential development along the Hazeldean corridor and positioned for long-term transit-oriented growth in proximity to the planned Hazeldean O-Train Station.



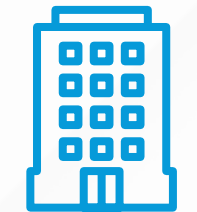
**3**  
PARCELS



**~425** FEET  
FRONTAGE ALONG HAZELDEAN ROAD  
(PARCEL "A")



**~15.56**  
TOTAL ACRES



**40** STOREYS  
SUPPORTED BY OFFICIAL PLAN



Parcel "A"	Parcel "B"	Parcel "C"
5.90 Acres	5.45 Acres	4.21 Acres

# STITTSVILLE OVERVIEW

The Hazeldean Station Development Lands are located along Hazeldean Road, the primary east-west commercial corridor serving Stittsville and Kanata, two of Ottawa's fastest-growing suburban markets. Situated within the Abbott's Run master-planned community, the lands are immediately adjacent to the planned Hazeldean O-Train Station, an elevated rapid-transit stop forming part of the City of Ottawa's westward LRT expansion and long-term transit-oriented development strategy.

Stittsville functions as a high-income, growth-oriented suburban node supported by strong population growth, limited existing high-density housing stock, and proximity to major employment drivers in Kanata North and the west Ottawa technology corridor. The site occupies a central position within the community, offering immediate access to daily-needs retail, grocery stores, restaurants, schools, parks, and recreation facilities, while benefiting from efficient regional connectivity via Hazeldean Road and surrounding arterial routes.

The surrounding land use is characterized by established low-rise residential neighbourhoods, service-oriented retail, and emerging mixed-use development, positioning the site as a natural intensification node along the Hazeldean corridor. Frontage within an Arterial Mainstreet context reinforces long-term planning support for higher-density residential and mixed-use development, while future rapid-transit access and strong demographic fundamentals support the introduction of urban-format housing in a suburban market with limited comparable supply.

## LOCAL DEMOGRAPHICS (5KM)



Estimate Population 2025

132,424



Population Growth 2020-2030

13.1%



Median Age

39



Bachelor Degree & Higher

46.4%



Average Household Income

\$174,077



# PROPERTY OVERVIEW

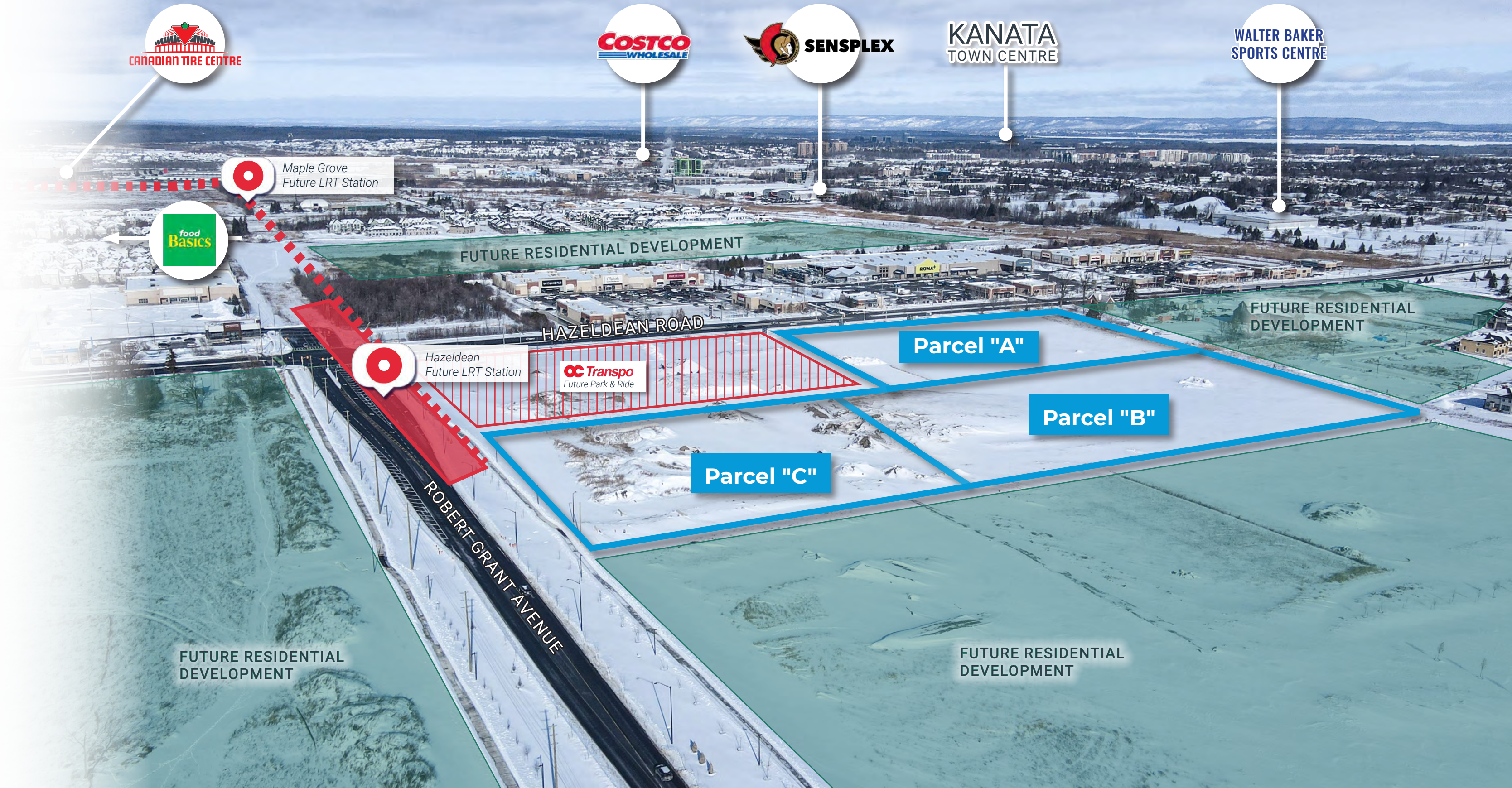
The Hazeldean Station Development Lands are comprised of three distinct yet complementary parcels, identified as Parcels "A", "B", and "C", which together form a cohesive, master-planned development opportunity. Parcel "A" and Parcel "C" bookend the site and are well suited to mixed-use or podium-based development formats, while Parcel "B" occupies a central position within the block and supports higher-density residential development. Collectively, the configuration of the three parcels allows for coordinated site planning, shared infrastructure, and a unified public realm while preserving flexibility for independent or phased execution.

The ability to advance development across Parcels "A", "B", and "C" either individually or as an integrated whole provides meaningful strategic optionality. Developers can sequence density and capital deployment across the parcels, align product type with evolving market conditions, or pursue partnerships or partial dispositions over time. This parcelized structure enhances execution flexibility while maintaining the benefits of scale, positioning the Hazeldean Station Development Lands as a platform opportunity capable of supporting a multi-phase, institutional-quality development program.

## PARCEL DESCRIPTION

Parcel "A"	Parcel "B"	Parcel "C"
5.90 Acres	5.45 Acres	4.21 Acres
Proposed Mixed-use Development	Proposed High-density Development	Proposed Mixed-use Development

<b>Municipal Address</b>	5618 Hazeldean Road
<b>Pin</b>	044507479
<b>Site Area</b>	~683,892 SF (15.56 acres)
<b>Frontage</b>	~428 feet of frontage on Hazeldean Road
<b>Zoning</b>	DR - Development Reserve Zoning



# ADVISORY TEAM

## HAZELDEAN STATION DEVELOPMENT LANDS

### AIK ALIFERIS

Senior Managing Director

Investments

D 416 585 4659

C 613 724 9242

aaliferis@ipammi.ca

Broker

### NICK PANTIERAS

Senior Managing Director

Investments

D 613 364 2333

C 613 720 2200

npantieras@ipammi.ca

Broker

### PATRICK BOYD

Business Development

Manager

D 613 364 2312

C 613 295 7423

pboyd@ipammi.ca

Sales Representative

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PROPERTY  
ADVISORS

A DIVISION OF  
MARCUS & MILLICHAP, BROKERAGE

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