

For Sale

**3393 & 3449
St Joseph Boulevard**

URBAN MIXED-USE DEVELOPMENT
OPPORTUNITY

ORLEANS

Sale Conducted through Court Appointed Receiver

Lennard:



Table of Contents

Introduction	3
Key Highlights	4
Property Overview	5
Development Potential & Environmental	6
Site Plan	7
Potential Future Light Rail Station	8
Gallery	9
Location	10
Amenities	11
Neighborhood & Demographics	12
Property Zoning	13
Offering Process	14
Contact	15



3393 & 3449 St Joseph Boulevard

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by MNP (the “Receiver”) to facilitate the sale of two adjacent development sites located at 3449 St. Joseph Boulevard and 3393 St Joseph Boulevard, Ottawa, Ontario. The sale of these two properties is to be completed through the Court Appointed Receiver.

The properties are being marketed co-jointly, but interested buyers will be asked to present distinct offers for each property.

3449 St. Joseph Boulevard (3449) is a 7.12 parcel of vacant land located to the north of St. Joseph Boulevard with frontage along the south side of Highway 174 and along the west side of its eastbound on-ramp access, in the community of Orleans in Ottawa’s east end.

3993 St. Joseph Boulevard (3993) is a 0.525-acre site, which is also vacant, located directly on the north side of St. Joseph Boulevard, providing access to the main street artery and abutting the south side of 3449 St. Joseph Boulevard

The properties offer a unique and highly visible development opportunity in Ottawa’s eastern suburb of Orleans.

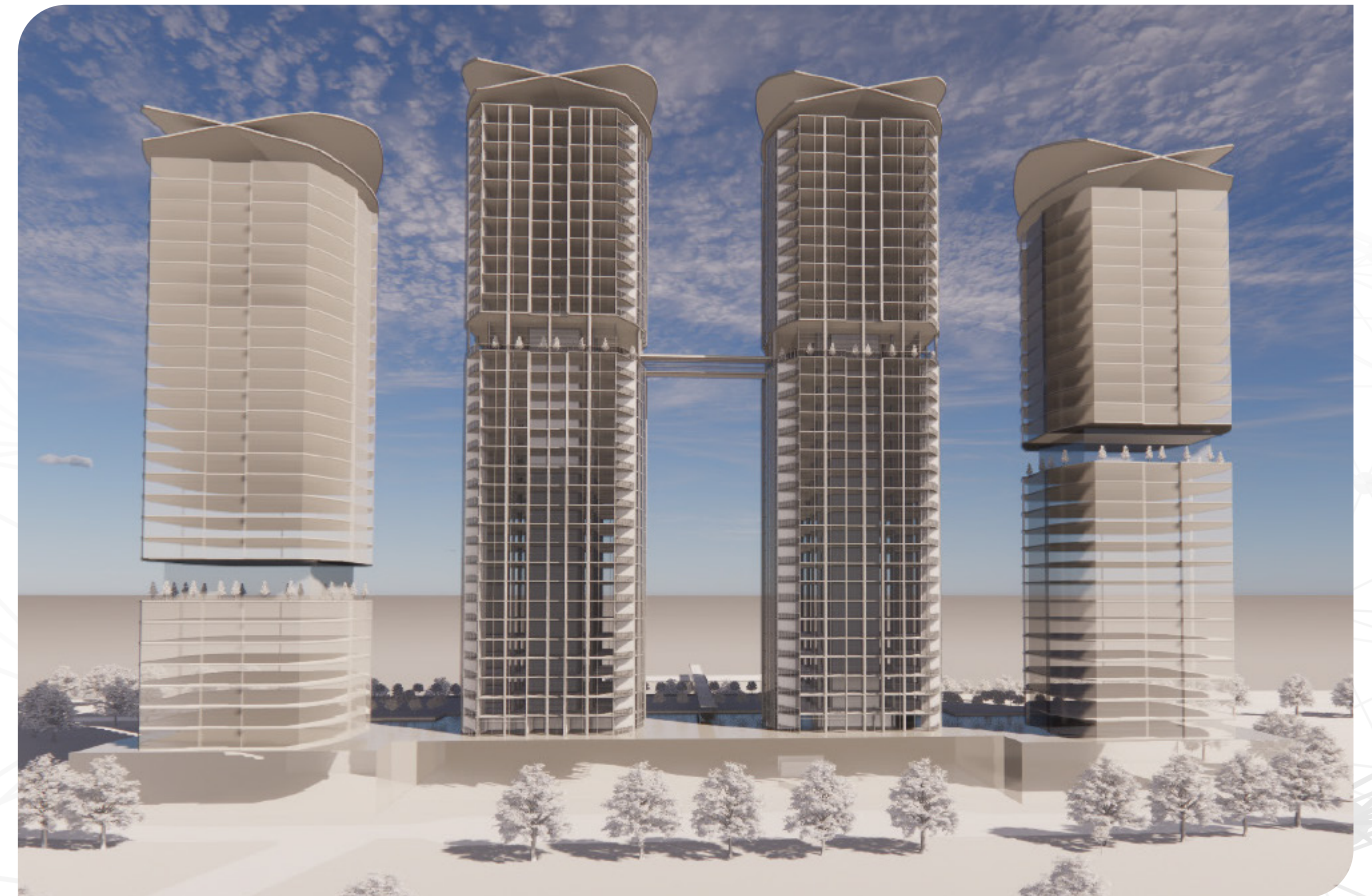
Concept plans called for constructing four buildings ranging from 27 to 31 stories tall. The development included office buildings, a hotel, residential buildings and parking for 1,300 vehicles. It was also felt that the development could spur the construction of a light rail transit station at the Tenth Line Road off-ramp of Highway 174, mere steps from the subject property.

The Property is being offered to the market unpriced, and proponents are invited to submit their offers to the Advisor on the submission date.

Agreements to purchase must be presented on the Vendor’s form of offer and will be accepted on July 25th, 2025. Once an agreement has been secured, the Receiver will present the offer to the courts for final approval.

Key Highlights

- Great opportunity to purchase a highly visible land parcel of land in a high traffic area
- Located in the community of “Orleans”, Ottawa’s eastern gateway to the City.
- The property is situated immediately adjacent to Highway 174 providing excellent street visibility and through its connection to Highway 417 is Ottawa’s main east-west thoroughfare.
- Sale being conducted through a “Court Appointed Receiver”
- 7.67 acres of land available
- Property benefits from General Mixed-Use Zoning
- Property falls within the “Orleans Community Improvement Plan”
- Surrounded by an abundance of public amenities such as parks, schools, shopping and restaurants



Property Overview

Civic Address	3393 St Joseph Boulevard, Ottawa Ontario
PIN	145080035
Legal Description	PT LT 34, CON 1OS , AS IN RR117907 ; CUMBERLAND
Site Area	0.525 Acres
Zoning	GM13[434]H(20) - General Mixed-Use Zone
Asking Price	Being offered to market unpriced under a bid process. Contact listing agent for process details.

Civic Address	3449 St Joseph Boulevard, Ottawa Ontario
PIN	145080032
Legal Description	PT LT 33 & 34, CON 1OS , PART 1, 2, 10 & 12 , 50R1457 , EXCEPT PT 12 & 13 EXPROP PL N653670, & EXCEPT PT 6, 4R7923 ; S/T RR124696 ; S/T RR140024,RR69354 CUMBERLAND
Site Area	7.109 Acres
Zoning	GM13[434]H(20) - General Mixed-Use Zone
Asking Price	Being offered to market unpriced under a bid process. Contact listing agent for process details.



Development Potential

The properties are vacant, with approximately 50% of the land being cleared and the remaining forested. The site is irregular in shape with uneven topography. A creek also crosses the property on the northern part and may affect development potential. Without the ability to realign the creek along the property's north boundary, perhaps only 55 to 65% of the property may be available for development.

An ambitious plan, entitled "Capital City Gateway," envisioned four high-density buildings built in three phases. As part of a potential land consolidation plan, the property could be further developed with three additional high-density buildings.

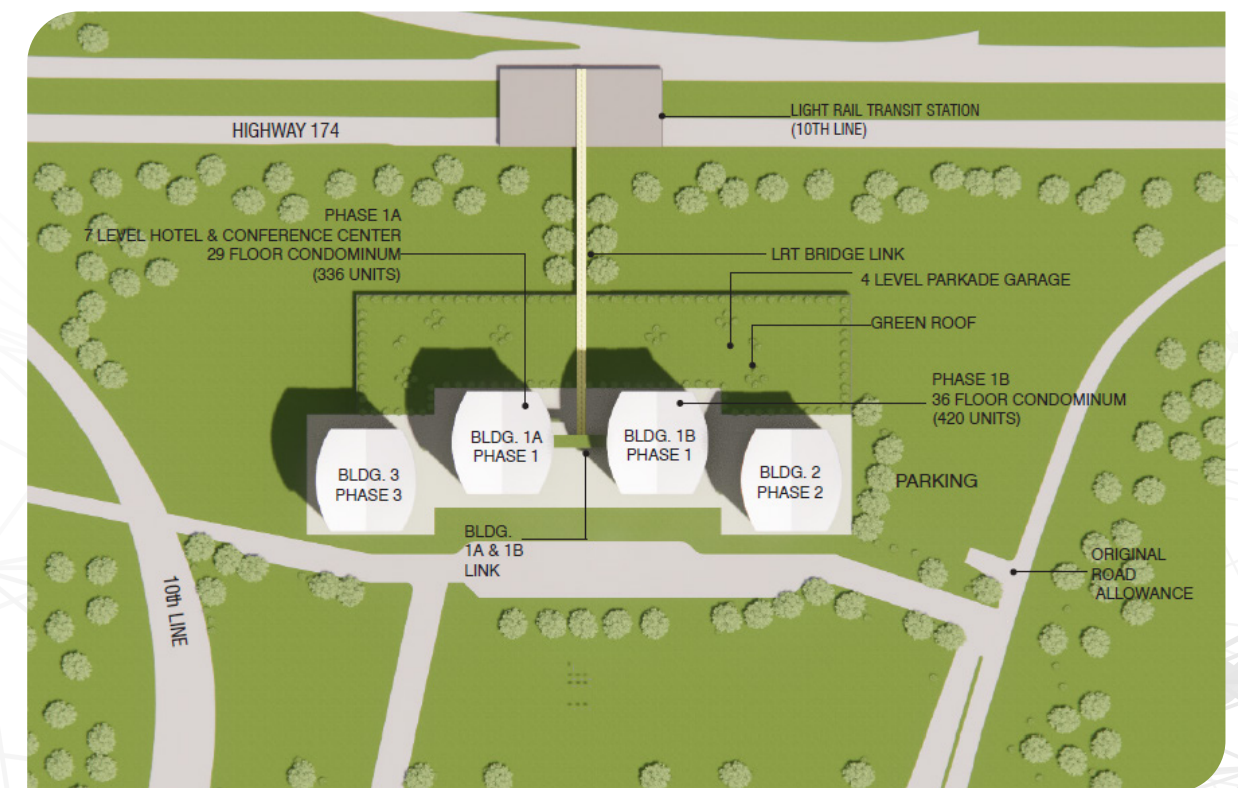
An urban planning report was completed, which laid out the groundwork for securing an amendment to the Official Plan and the completion of a light rail station adjacent to the property.

The property is in proximity to Stage 2 of the Confederation Light Rail Line that spans east from Blair Station to Trim Road and is set to open in the fall of 2025. The city has identified Transit Oriented Development Zones within a 600-meter radius of the stations along the light rail line, which would allow higher densities for the qualified properties within the zone. Currently, no planned stations are immediately adjacent to the site, but it has been identified as a potential future station as part of a larger area development plan.

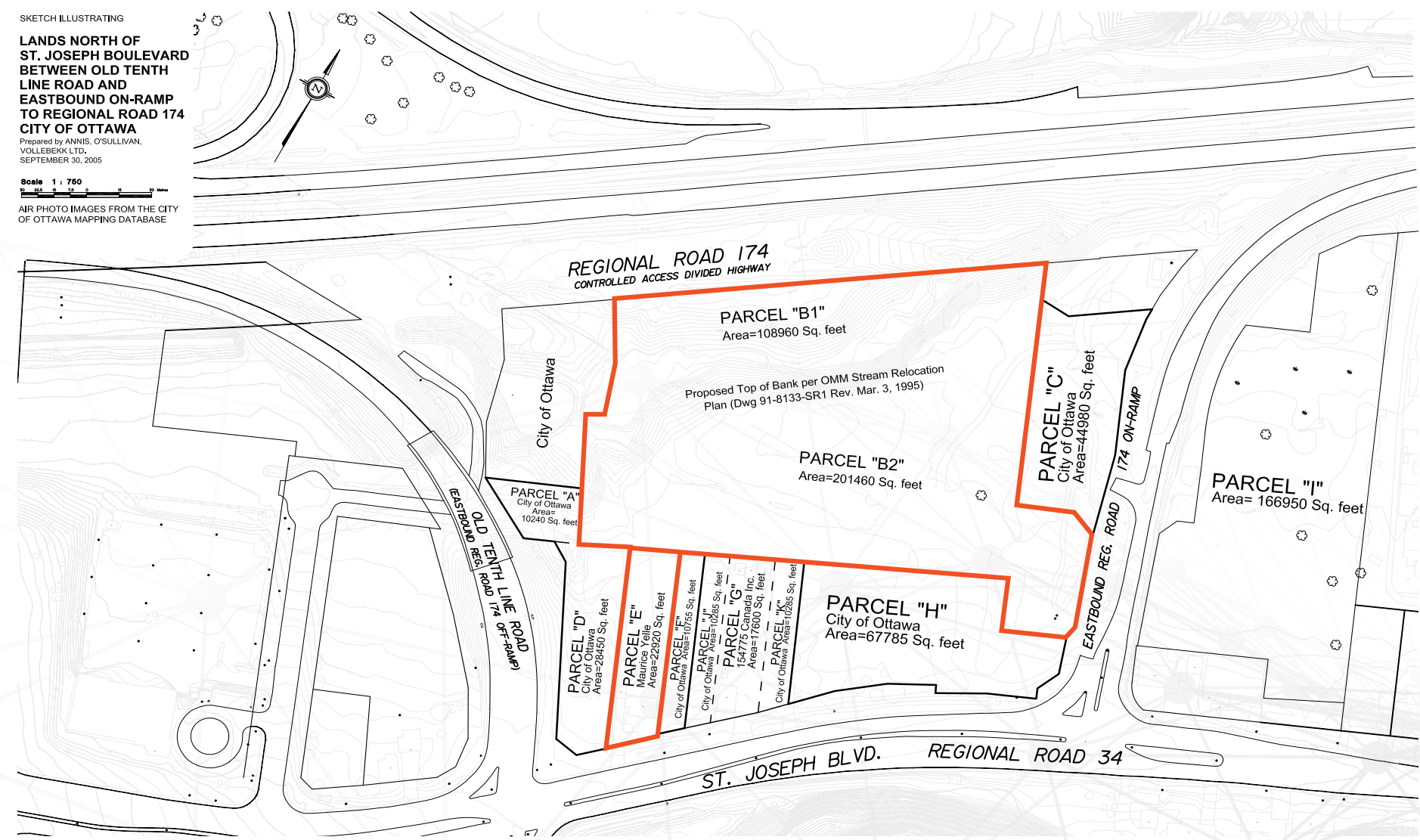
The property is presently unserviced. Sanitary services are available at the lot line, while water service would be available by extending the water main stub located just west of the property.

Environmental

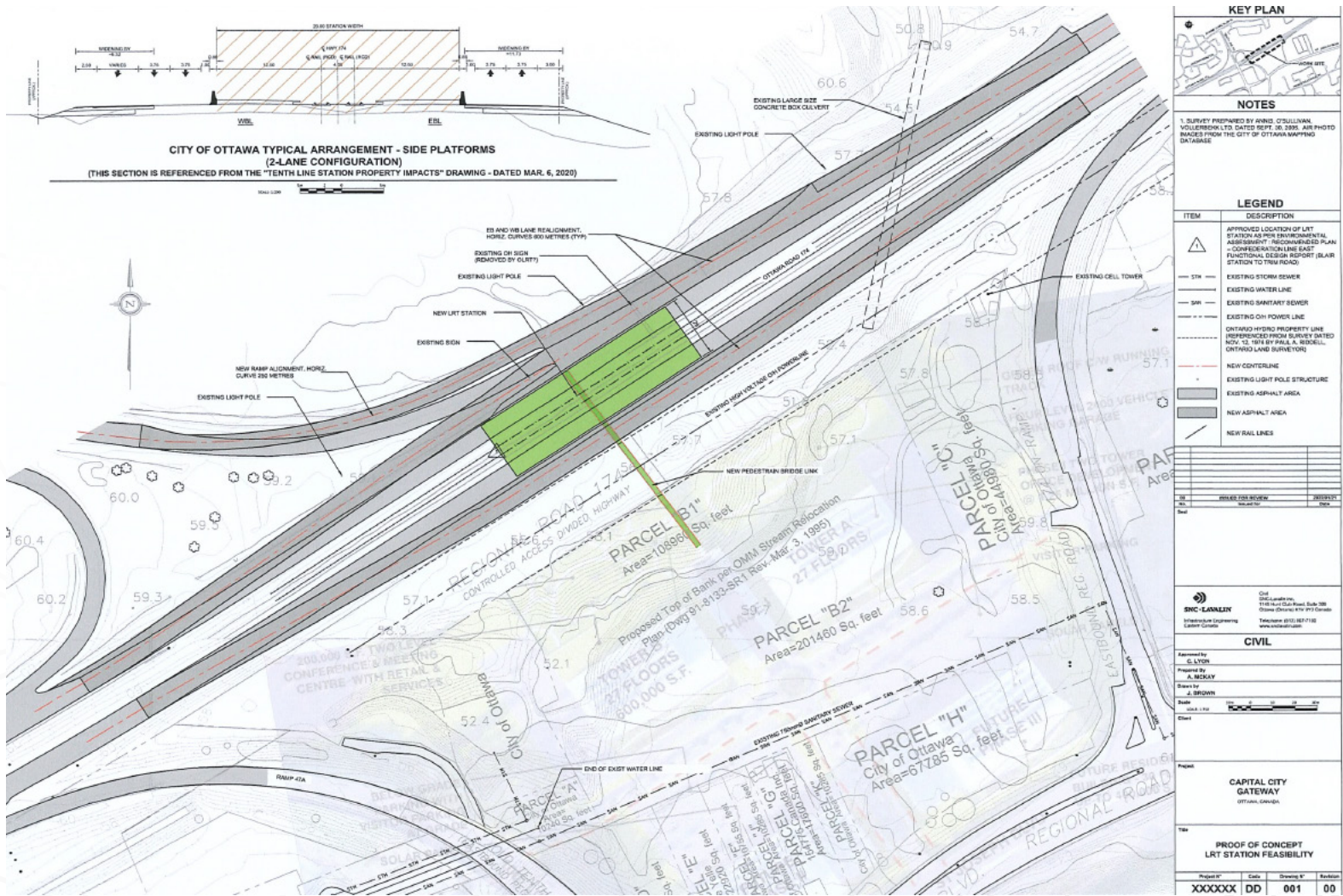
An environmental Impact Study has been completed by CIMA+ for the site dated August 6th, 2018. Please see data room for additional information



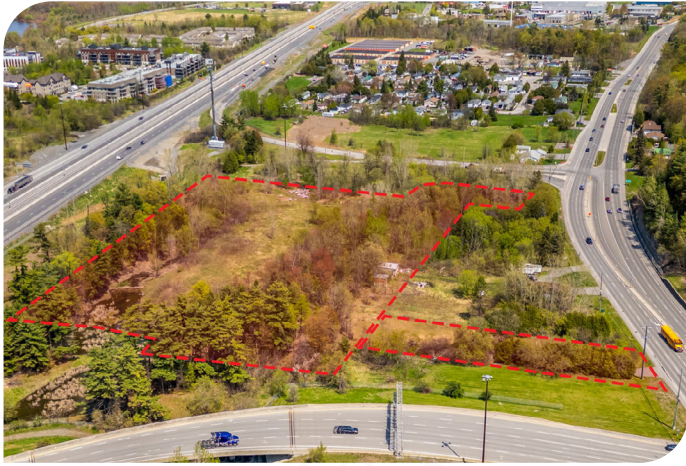
Site Plan



Potential Future Light Rail Station

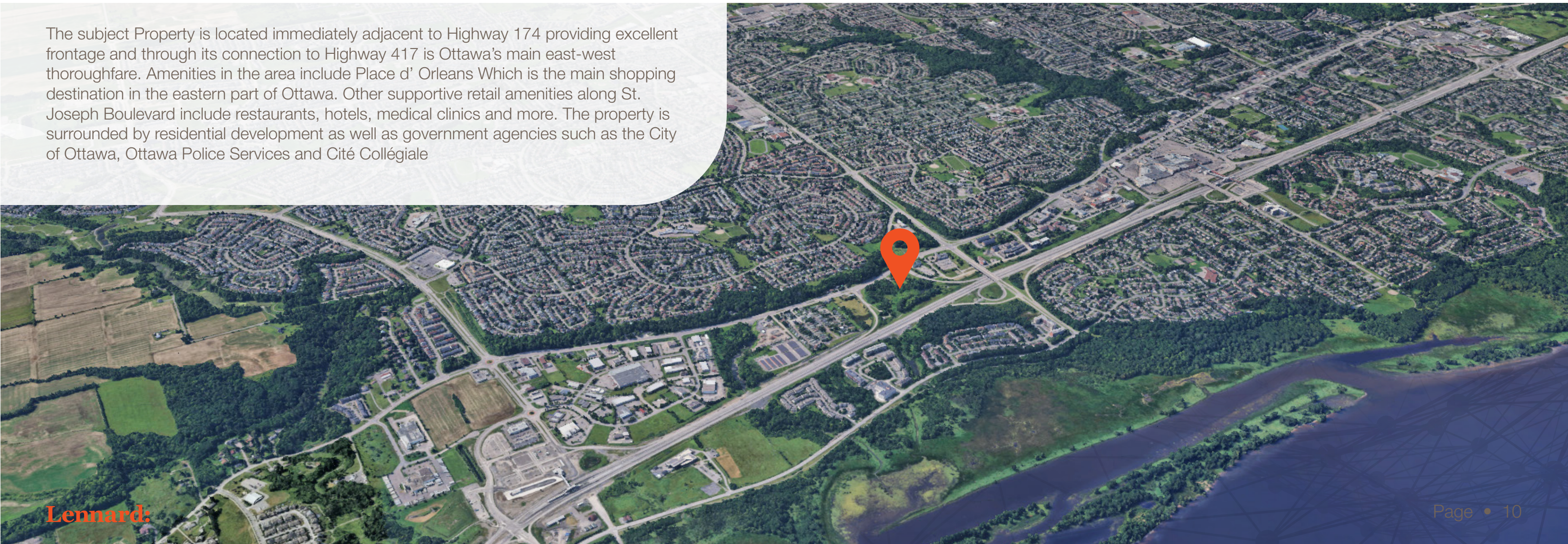


Gallery

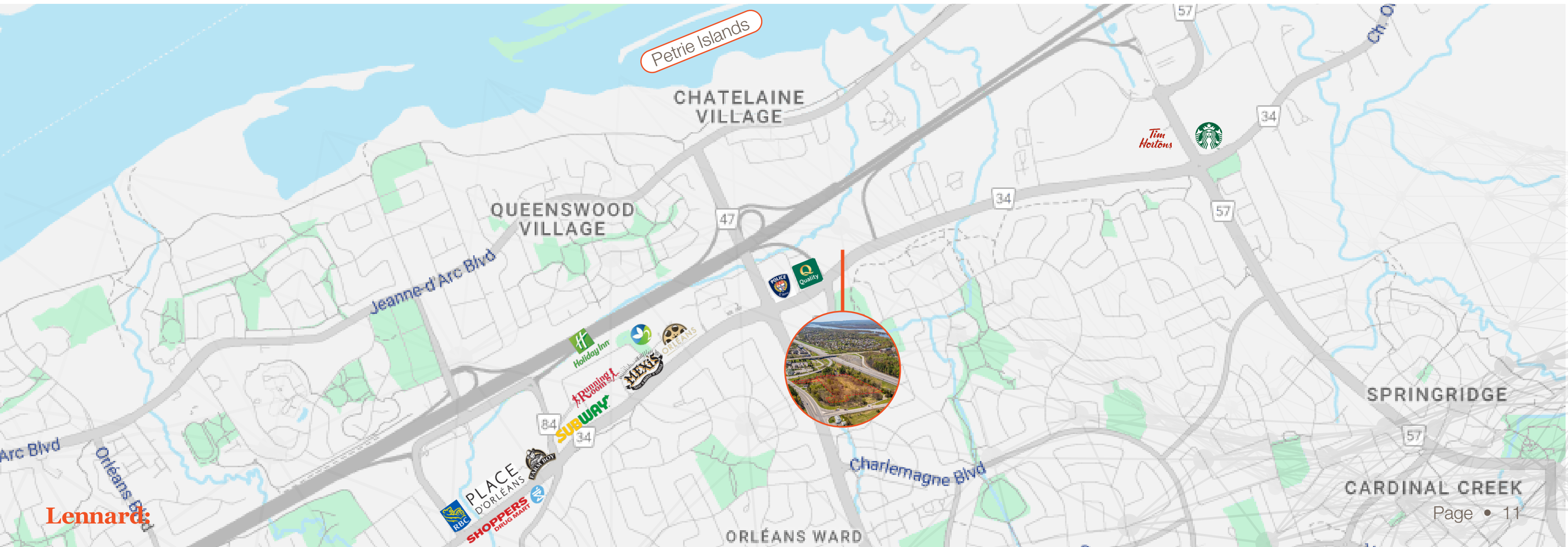


Location

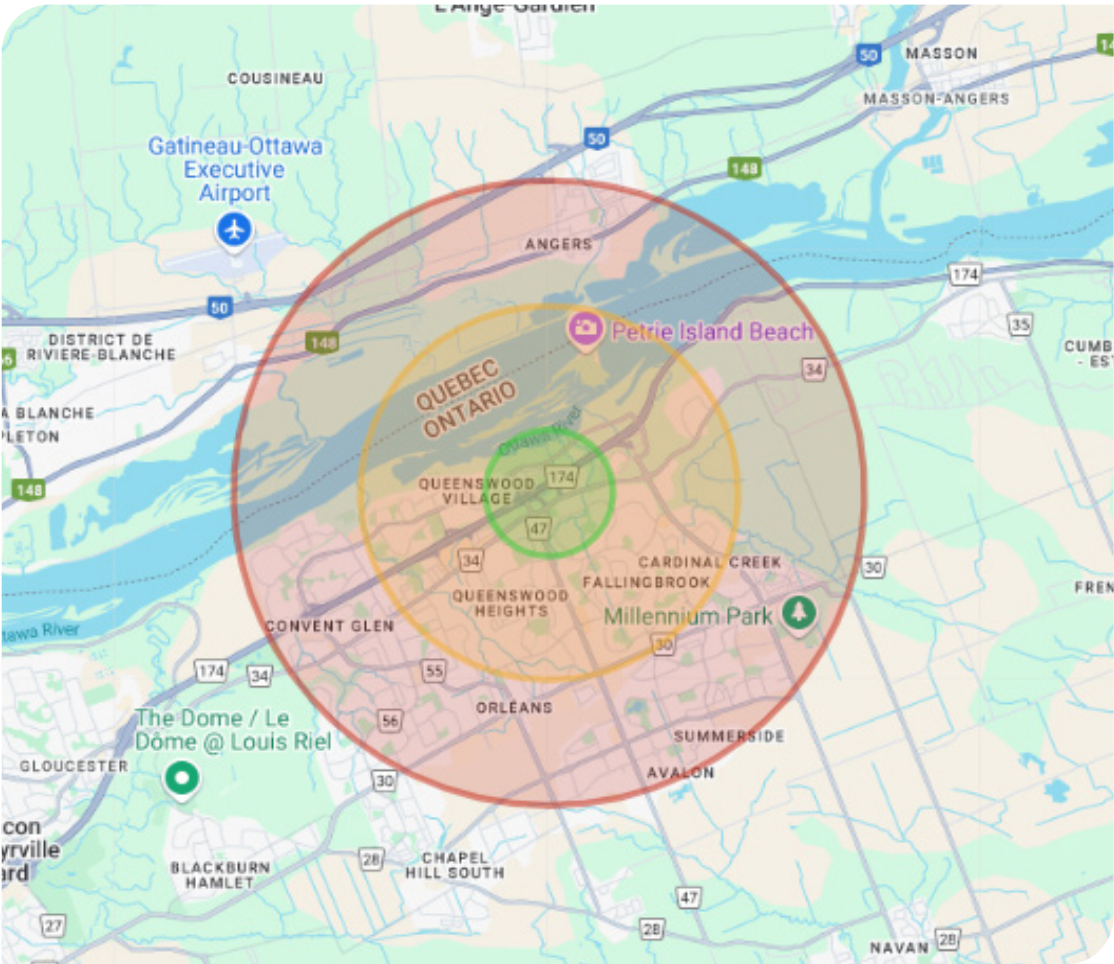
The subject Property is located immediately adjacent to Highway 174 providing excellent frontage and through its connection to Highway 417 is Ottawa's main east-west thoroughfare. Amenities in the area include Place d'Orleans Which is the main shopping destination in the eastern part of Ottawa. Other supportive retail amenities along St. Joseph Boulevard include restaurants, hotels, medical clinics and more. The property is surrounded by residential development as well as government agencies such as the City of Ottawa, Ottawa Police Services and Cité Collégiale



Amenities



Neighborhood and Demographics



Orleans, also known as the East Urban Community, is a suburban satellite community of the City of Ottawa. It is situated approximately 15 kms east of Downtown Ottawa.



Total Population

1 KM: 5,887
3 KM: 47,169
5 KM: 109,527



Average Age

1 KM: 45.2
3 KM: 43.2
5 KM: 40.9



Average Household Income

1 KM: \$ 124,612.30
3 KM: \$ 130,116.00
5 KM: \$ 133,754.30



Highway Access

1.2 KM: Highway 174
14 KM: Highway 417
36 KM: Highway 416

Property Zoning



The site is currently zoned as GM-General Mixed Use Zone (GM13 [434] H(20)). This land use provides for a maximum building height of 20 meters (5 to 6 floors). Subzone 13 identifies the site as employment lands and as such must provide a minimum number of jobs per acre and essentially the residential component of the General Mixed Use zoning. Floor Space Index is identified as 2.0 which allows for up to 620,000 of development potential.

The land falls within the boundaries of the “Orleans Community Improvement Plan” and through it potential development grants could be made available. Details are outlined in the data room and can be made available to interested buyers on the execution of a Non Disclosure Agreement.

A Planning Policy Analysis has been completed for the site dated April 2023 by John H Smit Consulting, details of which would available in the Data room. We would recommend discussions with the city of Ottawa as to the potential for re-zoning to allow for residential uses on the site

Offering Process

Dataroom Information

Once having completed a Confidentiality Agreement “CA”, interested parties will have access to the necessary technical information and documentation in support to analyze the due diligence information.

Please contact listing agent to Receive CA

Offer Form and Submission

Based on information contained in this marketing package, the electronic dataroom and any other due diligence, prospective purchasers are invited to submit their offers on The “Vendor’s Form of Offer” (available in dataroom)

Offers to be submitted on July 25th, 2025

Offer Acceptance

Preference will be given to offers that are submitted without conditions.

Once an offer has been accepted and any conditions waived, the Receiver will then present the offer to the courts for its acceptance and closing to be completed once court has approved the sale.

Agency Disclosure

All brokerages representing prospective purchasers will be required to identify their clients and have them complete the CA to gain access to the Dataroom. The advisor retains the right to preclude cooperation with brokerages representing clients with whom communication has already been initiated.

Contact for more information:



Ed Belanger*

Senior Vice President

613.963.2632

ebelanger@lennard.com

Lennard:

Email us for more information:



Lennard:

420-333 Preston Street

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage .