

# For Sale

**3393 & 3449  
St Joseph Boulevard, Ottawa**

URBAN MIXED-USE DEVELOPMENT  
OPPORTUNITY

7.12 ACRES

Sale Conducted through Court Appointed Receiver

**Lennard:**

**Price Adjustment  
— \$9,000,000 —**



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# 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.

3393 St. Joseph Boulevard (3393) 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.

**PRICE:**

3393 St Joseph Boulevard - \$1,500,000  
3449 St Joseph Boulevard - ~~\$9,899,000~~ ~~\$8,500,000~~ \$7,500,000  
Total: ~~\$11,399,000~~ ~~\$10,000,000~~ \$9,000,000

## 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 ;<br>CUMBERLAND |
| Site Area         | 0.525 Acres                                        |
| Zoning            | NMU2[434] H(20) - Neighbourhood Mixed-Use Zone     |
| Adjusted Price    | \$1,500,000                                        |

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Civic Address     | 3449 St Joseph Boulevard, Ottawa Ontario                                                                                                                                     |
| PIN               | 145080032                                                                                                                                                                    |
| Legal Description | PT LT 33 & 34, CON 1OS , PART 1, 2, 10 & 12<br>, 50R1457 , EXCEPT PT 12 & 13 EXPROP PL<br>N653670, & EXCEPT PT 6, 4R7923 ; S/T RR124696 ;<br>S/T RR140024,RR69354 CUMBERLAND |
| Site Area         | 7.109 Acres                                                                                                                                                                  |
| Zoning            | NMU2[434] H(20) - Neighbourhood Mixed-Use Zone                                                                                                                               |
| Adjusted Price    | \$9,899,000<br>\$8,500,000<br>\$7,500,000                                                                                                                                    |



## 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 runs across the northern boundary of the property and is part of the City of Ottawa Storm Water Management Program.

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.

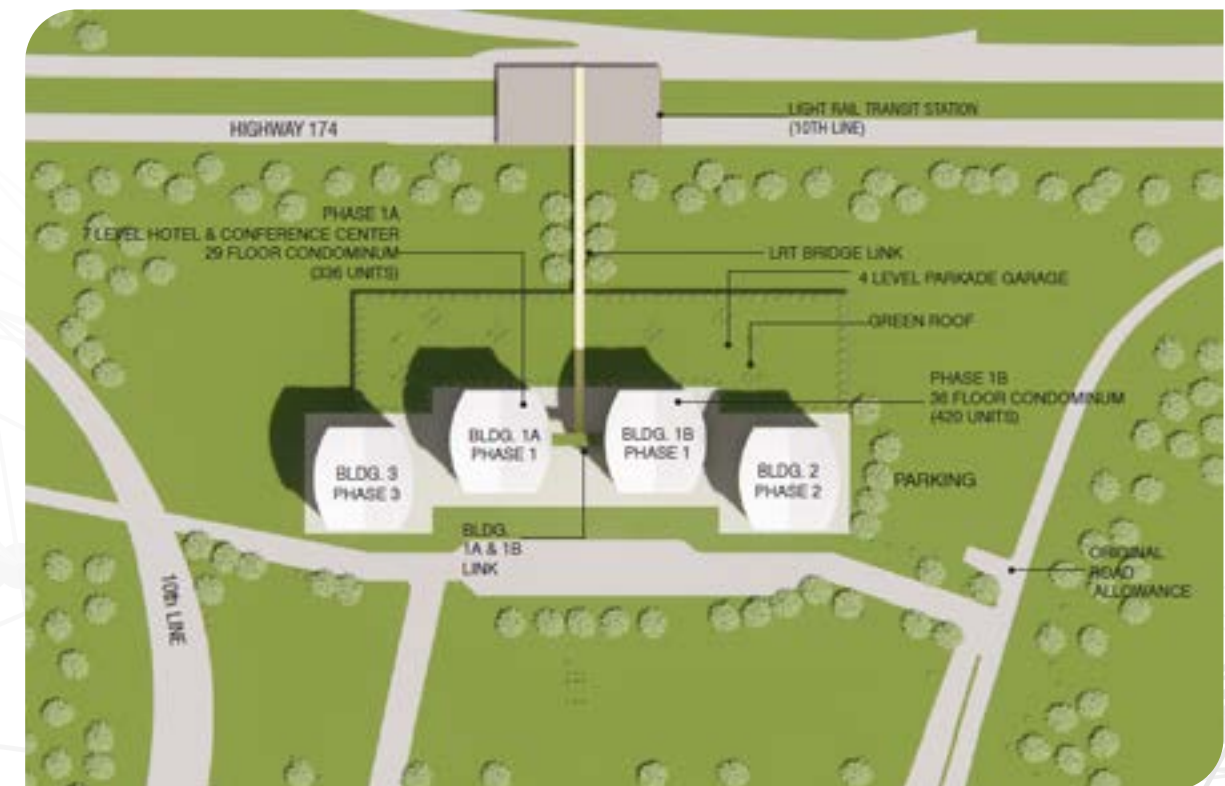
An urban planning report was completed, which laid out the groundwork for securing an amendment to the Official Plan and the completion of a light rail station adjacent to the property.

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.

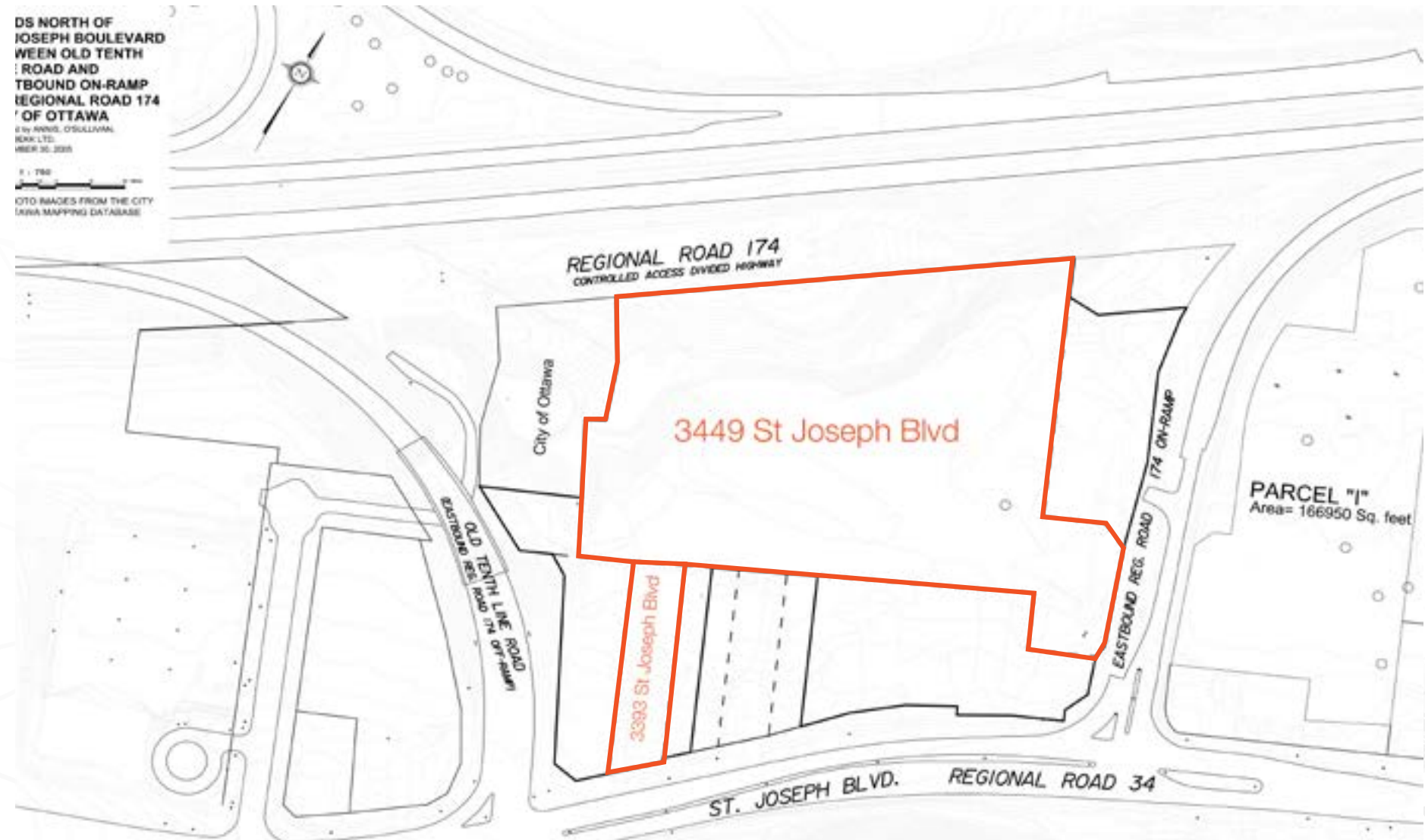
The property is presently unserviced. Sanitary services are available at the lot line, while water service would be available by extending the water main stub located just west of the property.

## 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

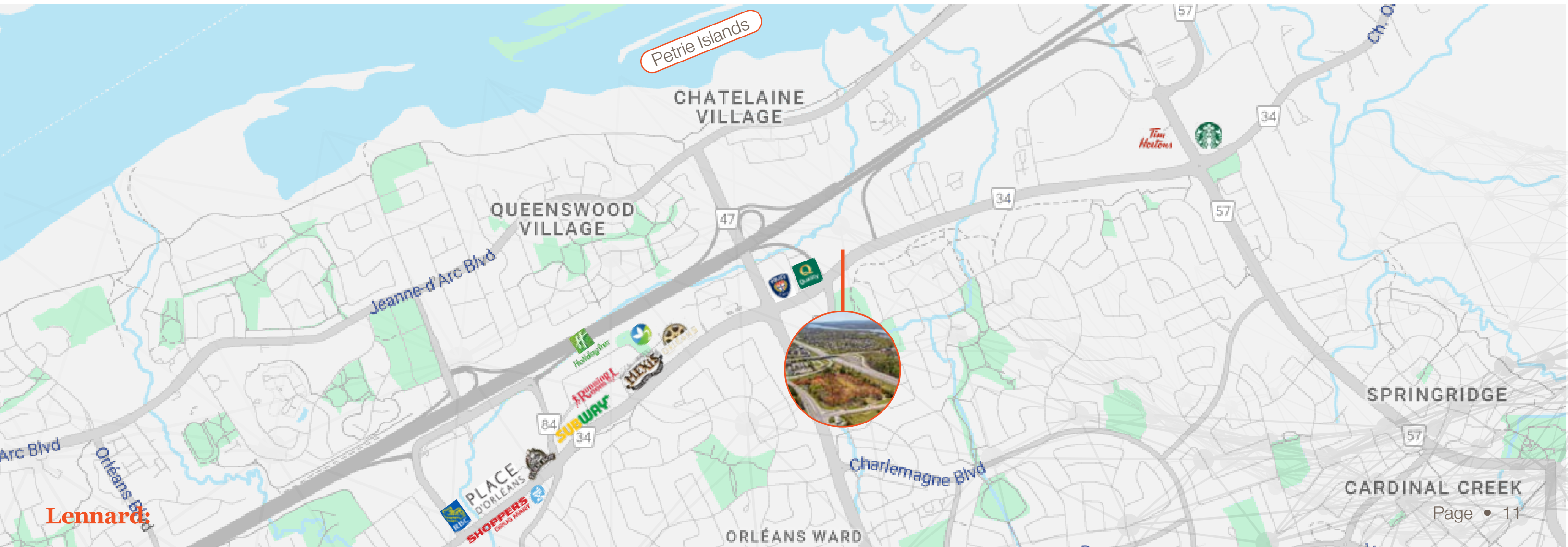


# Location

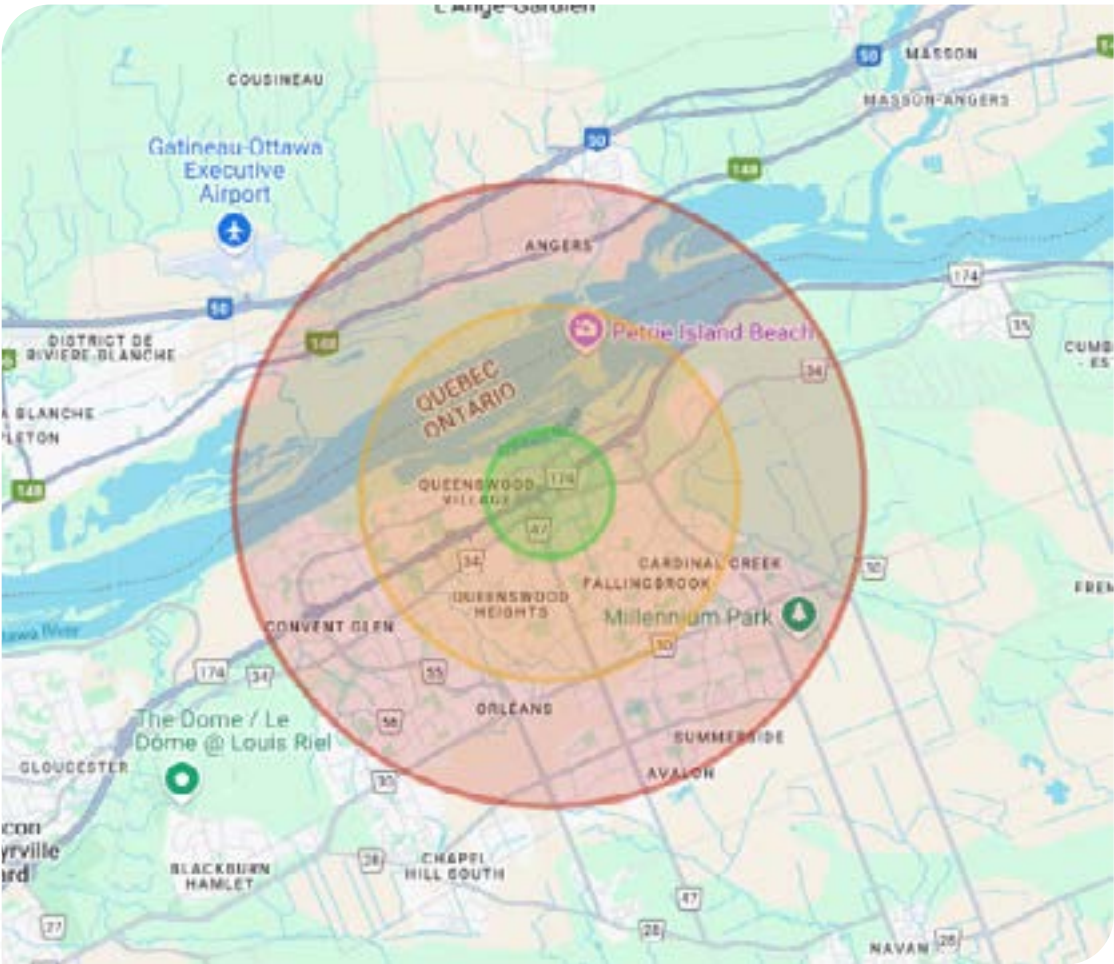
The subject Property is located immediately adjacent to Highway 174 providing excellent frontage and through its connection to Highway 417 is Ottawa's main east-west thoroughfare. Amenities in the area include Place d'Orleans Which is the main shopping destination in the eastern part of Ottawa. Other 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 Neighbourhood Mixed-Use Zone NMU2[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.



## SPECIAL NOTE:

**A recent decision by the Ontario Lands Tribunal and further upheld by the Ontario Superior Court of Justice (October 2025) that the adjacent property located at 3409 St. Joseph be rezoned.**

**This is an interesting development that could help support any rezoning request by the buyer(s) of 3993 and 3449 St. Joseph Boulevard.**

**It is understood that a re-zoning would be needed for the subject site to secure similar zoning provisions as indicated above.**

**The new rezone includes the following:**

- 1. New zoning for 3409 St. Joseph will be H2[434] H(132).**
- 2. H2 provides for high-density mixed use & residential.**
- 3. The [434] allows for a few extra uses: auto rental, service station, gas bar and personal service.**
- 4. he H(132) provides for 132 metres maximum height, which is 40 storeys.**

**Please contact listing agent for additional information and details**

# 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)

## Offer Process

Offers will be considered as submitted.

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:



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