

LAND OFFERING

3430-3440 CARLING AVENUE

PRESENTLY VILLA LUCIA

PRESENTED BY

ROCCO MANFREDI

SALES REPRESENTATIVES

SECTION I

PHOTOGRAPH
LOCATION MAP

SECTION II

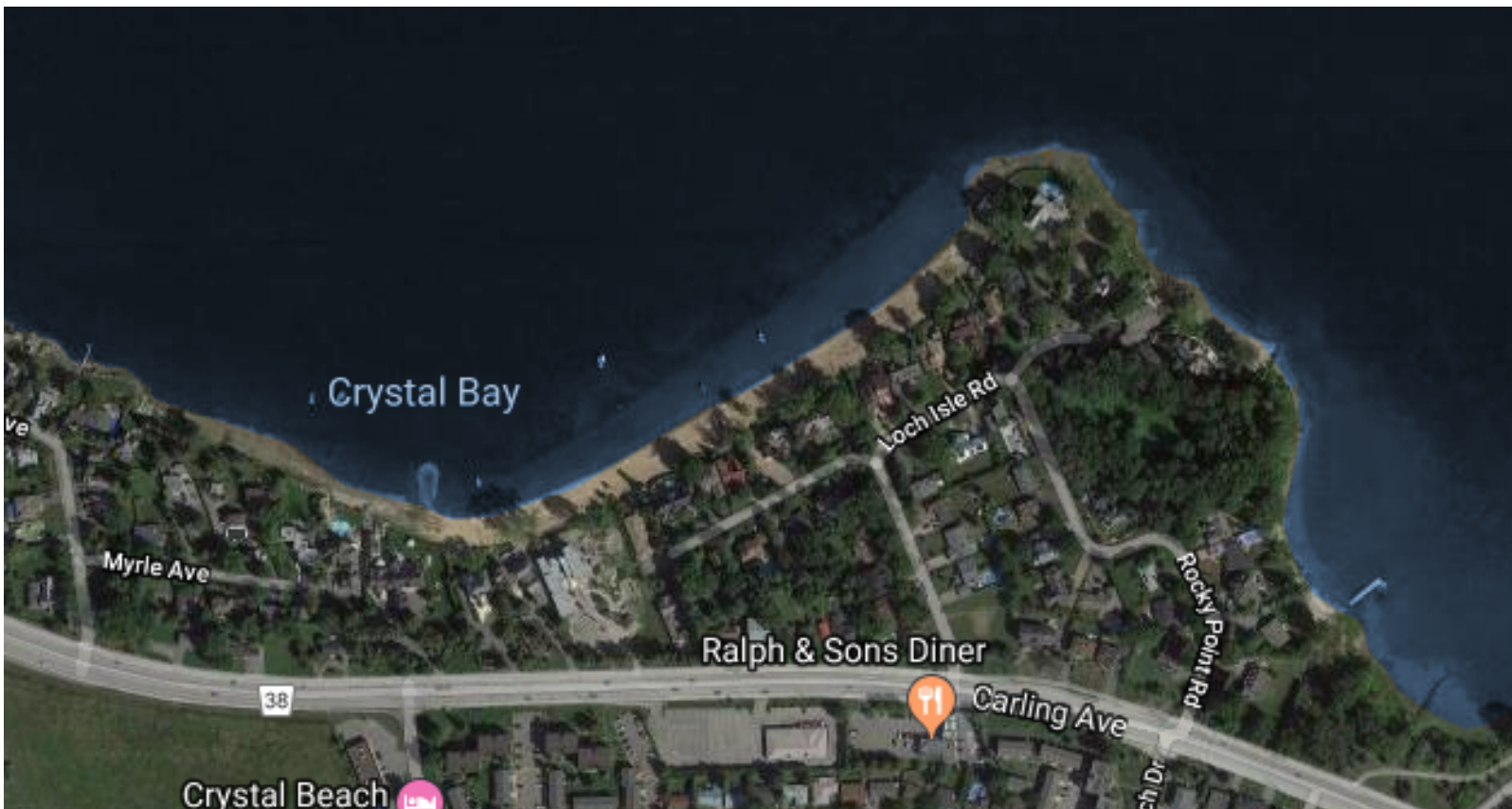
SITE DESCRIPTION

SECTION III

INVESTMENT HIGHLIGHTS

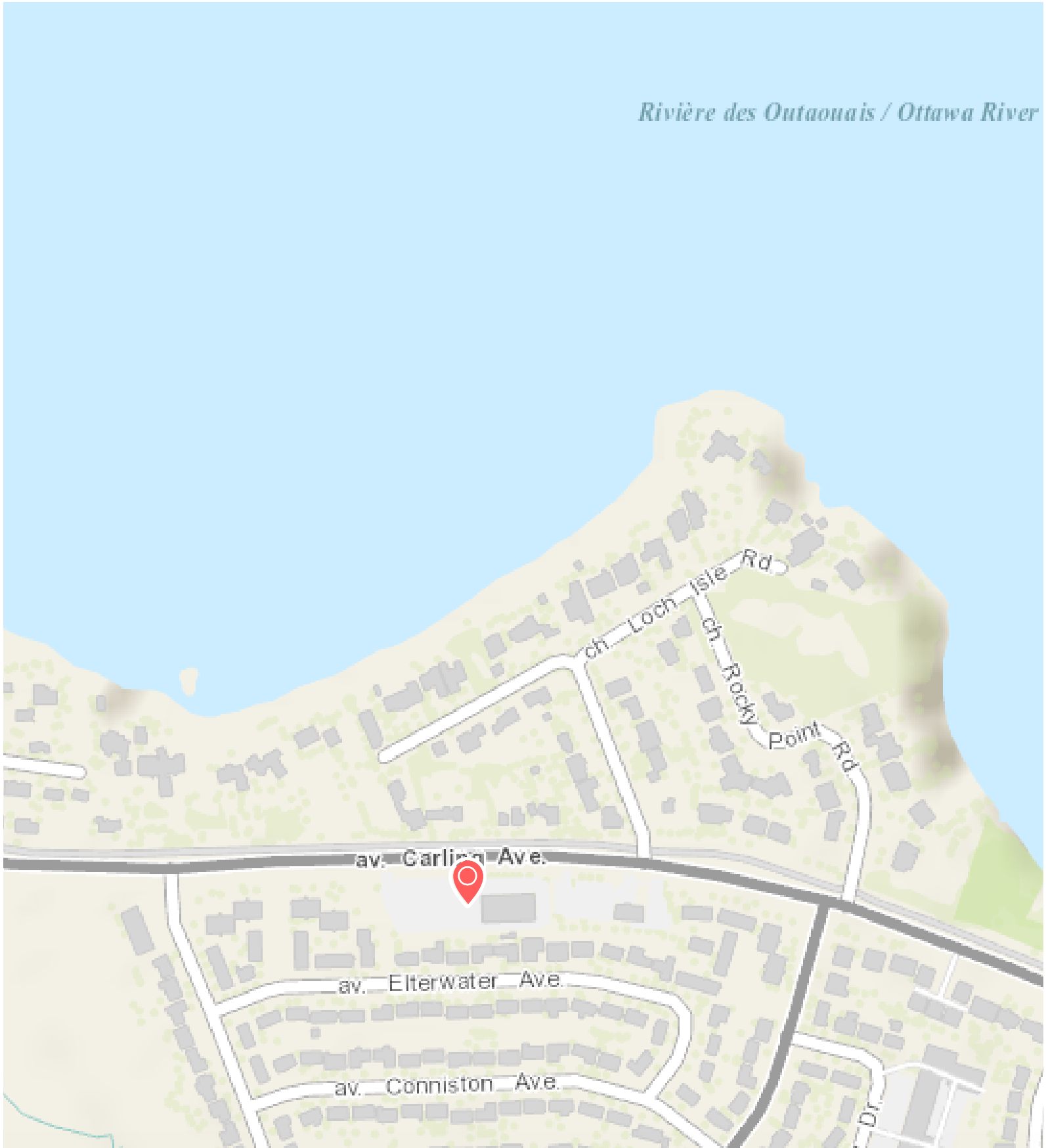
3430-3440 CARLING AVENUE

PHOTOGRAPHS



3430-3440 CARLING AVENUE

LOCATION MAP



LOCATION

The site is located along the South side of Carling Avenue between Ullswater Drive and Crystal Beach Drive. To the East are a number of residential buildings and homes. To the West is the Department of National Defence.

OWNERSHIP

Ownership of the property is currently registered to Compari Restaurant Limited.

DIMENSIONS AND AREA

The site is essentially a rectangle with approximately 448.13 feet of frontage along the South side of Carling Avenue. The East and West side is approximately 148.19 feet. The total area of the site is approximately 66,408.38 square feet or 1.52 acres.

TOPOGRAPHY

The site is essentially level and at grade with surrounding streets and properties.

SERVICES

All municipal services are available to the property including water main, storm and sanitary sewers, gas and hydro.

ZONING

According to Ottawa's Zoning By-Law the site is designated General Mixed-Use Zone.

The GM zoning classification permits uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed.

The uses currently within the subject property are considered legal uses.

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HIGHLIGHTS

- Unique opportunity to acquire a well located development site.
- Exceptionally large frontage, as well as, exposure on Carling Avenue.
- Excellent location with close proximity to new DND headquarters.

PROPERTY TYPE

Retail One Storey

LOT SIZE

448.13 ft x 148.19 ft

ACRES

1.52 Acres

LOT AREA

66,220 Square feet

ZONING

GM20 H(18.5)

PROPERTY

Lot is being sold only for land value

GM - General Mixed Use Zone (Sec. 187-188)

Purpose of the Zone

The purpose of the GM – General Mixed-Use Zone is to:

(1)	<i>allow residential, commercial and institutional uses, or mixed use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;</i>
(2)	<i>limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;</i>
(3)	<i>permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and</i>
(4)	<i>impose development standards that will ensure that the uses are compatible and complement surrounding land uses.</i>

187.

In the GM Zone,

Permitted Non-Residential Uses

	(1)	The following non-residential uses are permitted subject to:
	(a)	the provisions of subsections 187(3), (4) and (5).
		<p> animal care establishment animal hospital artist studio bank bank machine catering establishment} click and collect facility (By-law 2016-289) community centre community health and resource centre convenience store day care diplomatic mission, see Part 3, Section 88 drive-through facility emergency service funeral home home-based business, see Part 5, Section 127 home-based day care, <i>see Part 5, Section 129</i> instructional facility library medical facility municipal service centre office payday loan establishment (By-law 2017-302) personal service business place of assembly place of worship post office recreational and athletic facility research and development centre residential care facility (By-law 2011-273) restaurant retail food store retail store service and repair shop shelter, see Part 5, Section 134 (By-law 2011-273) small batch brewery, see Part 3, Section 89 storefront industry, see Part 3, Section 99 (By-law 2018-171) technology industry training centre urban agriculture, see Part 3, Section 82 (By-law 2017-148) </p>

Permitted Residential Uses

	(2)	The following residential uses area permitted subject to:	
		(a)	the provisions of subsections 187(3), (4) and (5); and
		(b)	a maximum of ten guest bedrooms in a bed and breakfast.
			<p>apartment dwelling, low rise apartment dwelling, mid rise (By-law 2014-292) bed and breakfast, <i>see Part 5, Section 121</i> dwelling unit group home, <i>see Part 5, Section 125</i> planned unit development, <i>see Part 5, Section 131</i> retirement home retirement home, converted, <i>see Part 5, Section 122</i> rooming house stacked dwelling, <i>see Part 5, Section 138 (By-law 2010-307)</i> townhouse dwelling, <i>see Part 5, Section 138 (By-law 2012-334)</i></p> <p>(By-law 2010-307) (By-law 2018-206)</p>

Zone Provisions

	(3)	The zone provisions are set out in Table 187 below.

TABLE 187 - GM ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS	
(a) Minimum lot area		No minimum	
(b) Minimum lot width		No minimum	
(c) Minimum front yard and corner side yard setbacks		3 m	
(d) Minimum interior side yard setbacks	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m	
	(ii) for a residential use building	1. for a building equal or lower than 11 metres in height	1.2 m
		2. for a building higher than 11 metres in height	3 m
	(iii) all other cases	No minimum	
(e) Minimum rear yard setback	(i) abutting a street	3 m	
	(ii) from any portion of a rear lot line abutting a residential zone	7.5 m	

	(iii) for a residential use building	7.5 m
	(iv) all other cases	No minimum
(f) Maximum building height		18 m
(g) Maximum floor space index		2, unless otherwise shown
(h) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

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(4)	Storage must be completely enclosed within a building.
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GM20 SUBZONE

	(20)	In the GM20 Subzone:	
		(a)	the following uses are also permitted:
			bar hotel nightclub

	(5)	For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
	(6)	<i>(Introduced by By-law 2015-192)</i>