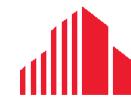




FOR SALE ± 12 Acres

DEVELOPMENT LAND KANATA NORTH

1015 March Road
Ottawa, ON



**CUSHMAN &
WAKEFIELD**
Ottawa

1015 March Road

PROPERTY OVERVIEW

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to present 1015 March Road, a 12.08-acre development site located at the northern edge of Kanata. The Property sits within the broader Kanata North-South March growth area, a district that has seen substantial planning advancement and steady development interest over the past several years.

The lands now form part of the City of Ottawa’s expanded urban boundary, following a 2022 decision by the Ministry of Municipal Affairs and Housing that confirmed the area’s long-term suitability for urban growth. This planning direction provides clarity for future development and aligns the Property with nearby residential expansion already underway.

Positioned near several newly established and emerging communities, the site is surrounded by strong development momentum and benefits from increasing activity in north-west Ottawa. Its location offers a rare opportunity to secure a sizeable parcel in a rapidly evolving suburban node with excellent long-term potential.

PIN:

045261625

Legal Description:

PART OF LOT 13 CON 3 MARCH, BEING PART 2 ON PLAN 4R-23264; EXCEPT MINING RIGHTS AS IN CT187758; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 PLAN 4R36308 AS IN OC2764794

Total Area:

12.08 Acres

Frontage:

502 ft. (March Road)

Zoning:

RU – Rural Countryside

RC – Rural Commercial

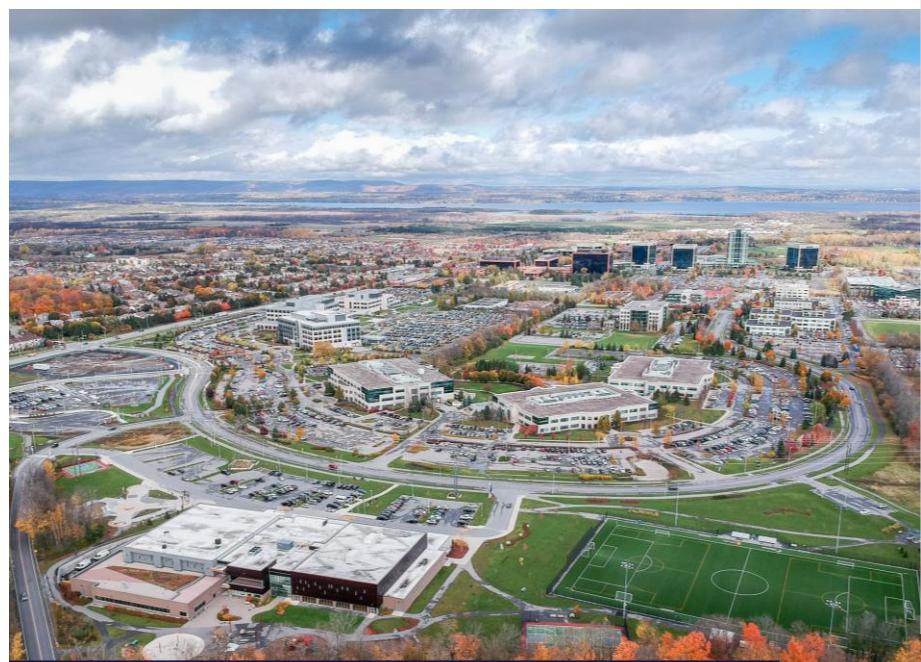
I1A / R3Z – Minor Institutional / Residential Third Density

Official Plan:

Part of the 2016 Kanata North Community Design Plan; General Urban Area; Corridor – Main Street and Evolving Overlay. The Site is also located within the Suburban (West) Transect.

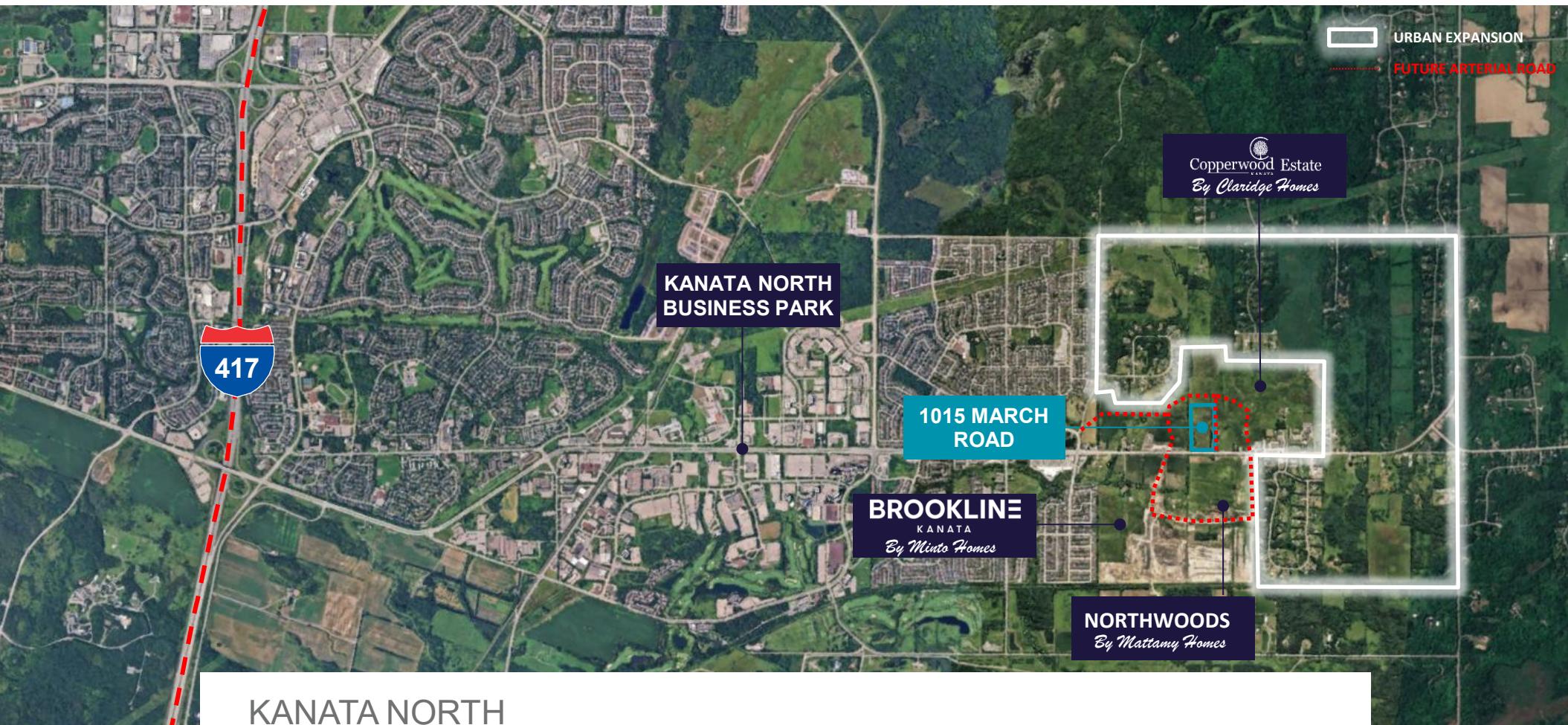


**502' MARCH ROAD
STREET FRONTAGE**



**CANADA'S LARGEST
TECHNOLOGY PARK**

1015 MARCH ROAD KANATA NORTH BUSINESS PARK



KANATA NORTH

Kanata North is Canada's largest technology park, home to over 540 companies and more than 33,000 employees. This strategic innovation hub attracts start-ups and multinationals like Nokia, Ford, and Amazon by leveraging a robust talent pool and significant industry clustering.

33,000
EMPLOYEES

500 ACRES
TECH PARK

\$13 BILLION
GDP

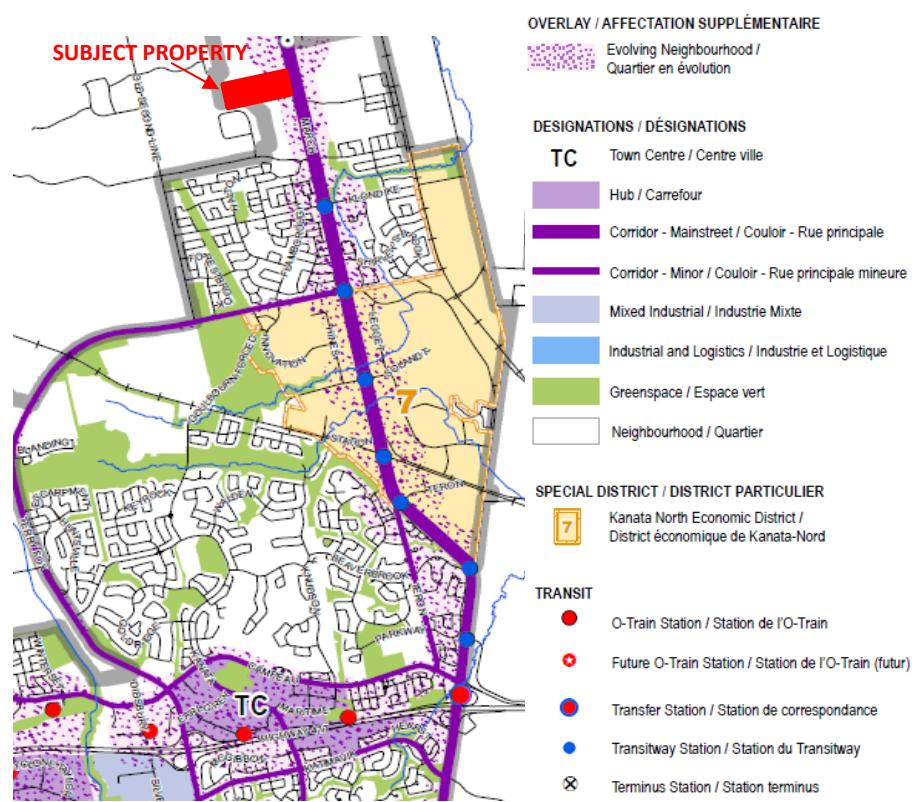
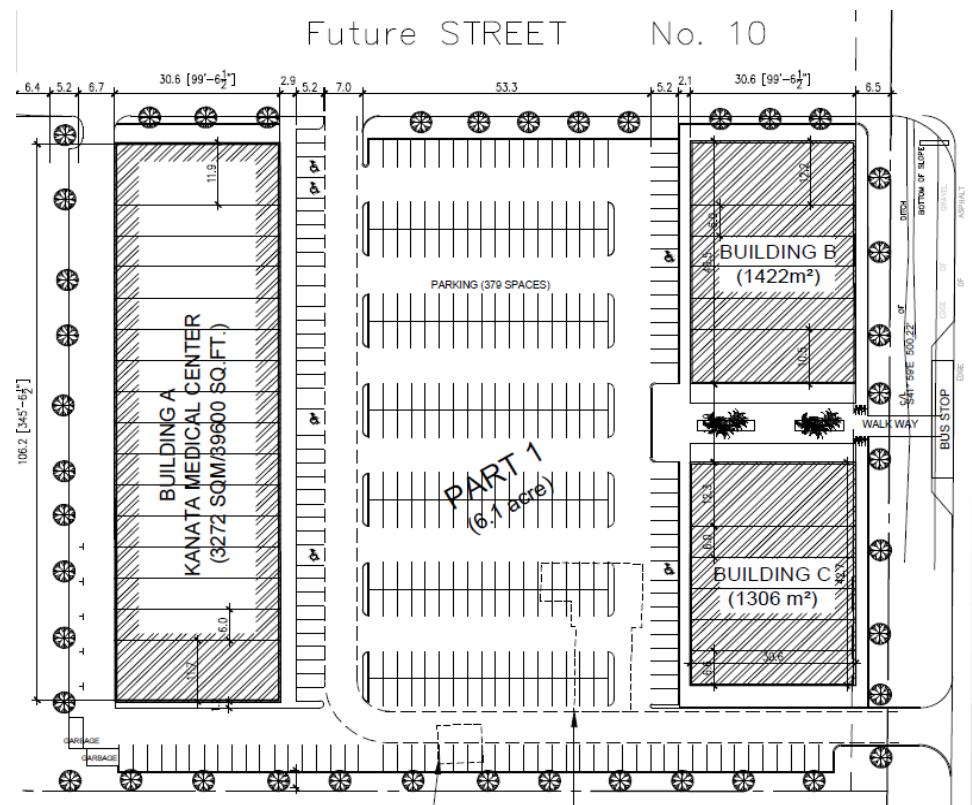
540+
COMPANIES

1015 MARCH ROAD DEVELOPMENT OPPORTUNITY

The Property offers 12.08 acres, with ~6.1 acres along March Road offering a strong development opportunity for a purpose-built medical centre supported by two additional commercial buildings along March Road. With direct frontage on one of Kanata North's major arterial corridors, the site is well-suited for a mix of healthcare, retail, and professional services that benefit from high visibility and consistent traffic flow.

The current planning framework anticipates a zoning split across the Property to support a variety of uses. The ~6 acres fronting on March Road is proposed to be rezoned to General Mixed-Use (GM), permitting retail, commercial, and mixed-use development. The remaining ~6 acres are proposed for Minor Institutional (I1A) and Residential Third Density (R3Z) zoning, allowing for uses such as a learning institution, medical centre, community-focused facilities, or low-rise residential development.

Located within Ottawa's Suburban West Transect, the site is positioned in an area where City policy encourages complete communities with easy access to everyday services. A medical facility complemented by commercial buildings directly supports this direction, offering a hub for healthcare, wellness, and community-serving amenities for both current and future residents. Centrally located within the Kanata North–South March expansion area and near the Kanata North Technology Park, the Property is surrounded by major residential growth and a large employment base.



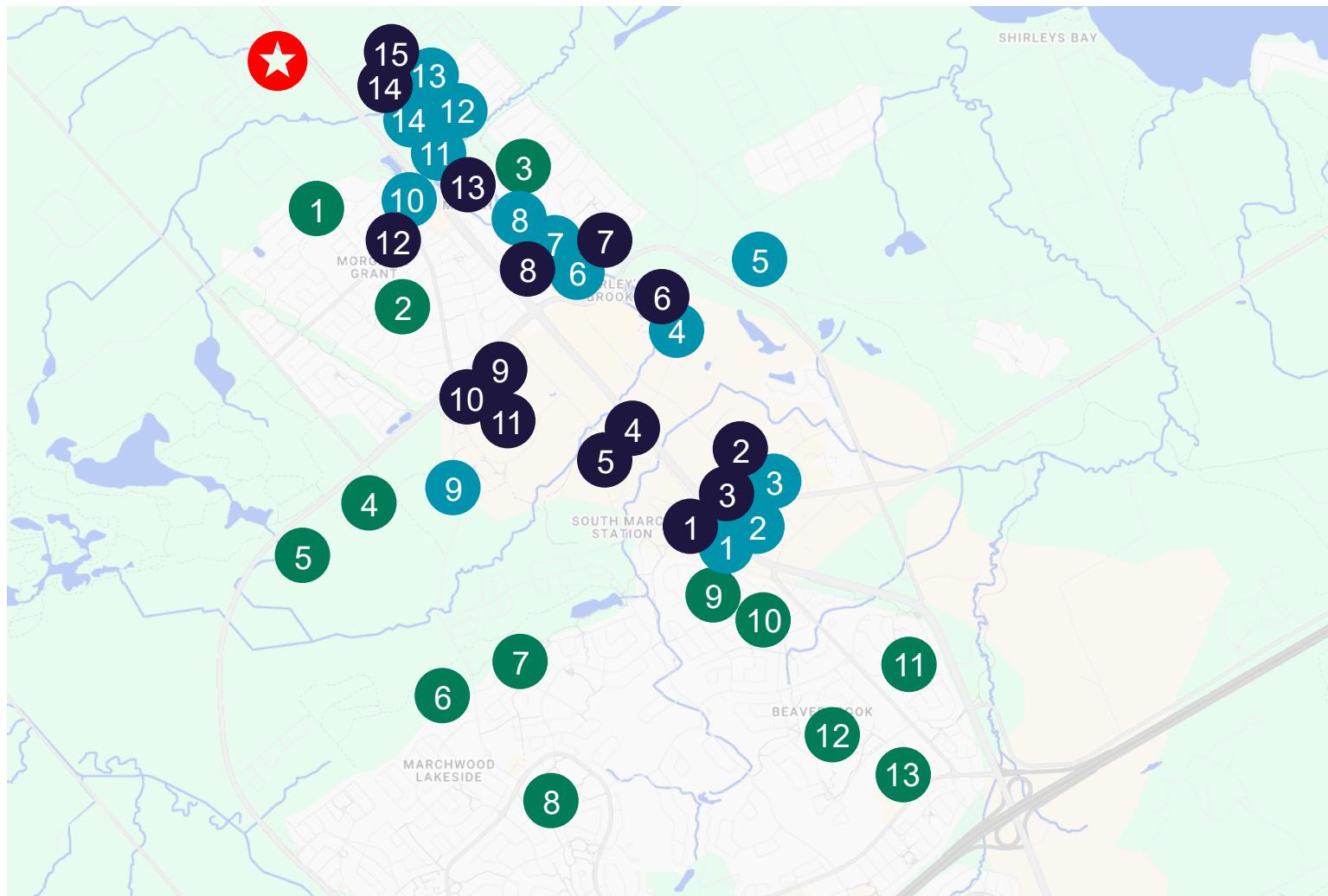
* DISCLAIMER: All drawings and information are provided to the best of the Seller's knowledge. No warranties or representations are made regarding accuracy. Buyer to verify all information.

1015 MARCH ROAD AMENITIES MAP

15+
RESTAURANTS

14+
AMENITIES

13
INSTITUTIONS



RESTAURANTS

1. The Royal Oak
2. Lonestar Texas Grill
3. Tim Hortons
4. A&W Canada
5. Tim Hortons
6. Perspective Restaurant
7. The Barley Mow
8. Burger King
9. Burrito Gringo
10. St. Louis Bar & Grill
11. Starbucks
12. Freshii
13. Farinella Pizza
14. Allo Mon Coco
15. McDonalds

AMENITIES

1. Home Hardware
2. Rexall Drugstore
3. Metro Supermarket
4. Brookstreet Hotel
5. The Marshes Golf Club
6. Scotiabank Branch
7. IDA Pharmacy
8. Shell Gas Bar
9. Richcraft Recreation Complex
10. Shoppers Drug Mart
11. Rexall Drugstore
12. Sobeys
13. Pet Valu
14. LCBO

INSTITUTIONS

1. J. Donohue Public School
2. École élémentaire publique Grande-Ourse
3. South March Public School
4. Kanata Highlands Public School
5. St. Isabel Catholic Elementary School
6. St. Gabriel School
7. Centre Éducatif Coeur Des Jeunes
8. All Saints High School
9. W. Erskine Johnston Public School
10. George Vanier Catholic School
11. Roland Michener Public School
12. Stephen Leacock Public School
13. Earl of March Secondary School



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