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DEVELOPMENT CONSULTING

An aerial photograph of the Kanata High Tech Park development in Ottawa, Ontario. The image shows a large industrial and commercial site with several large buildings, parking lots, and surrounding green spaces. The sky is overcast with grey clouds. The image is presented in a vertical, slightly tilted format, with a white border on the right side.

KANATA @OTTAWA HIGH TECH PARK

1015 March Rd

1070 March Rd

**Canada's Largest High Tech
Business Park**

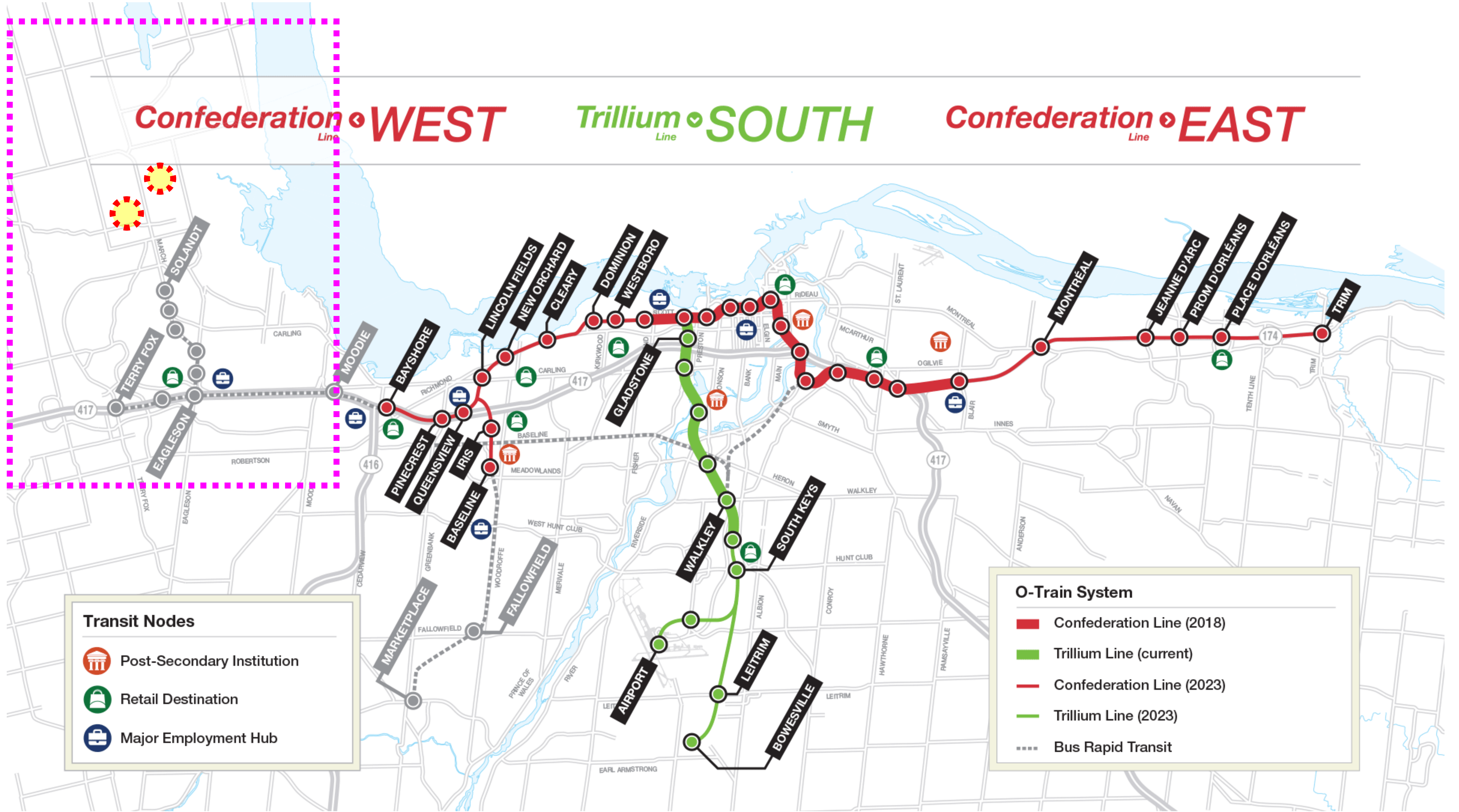


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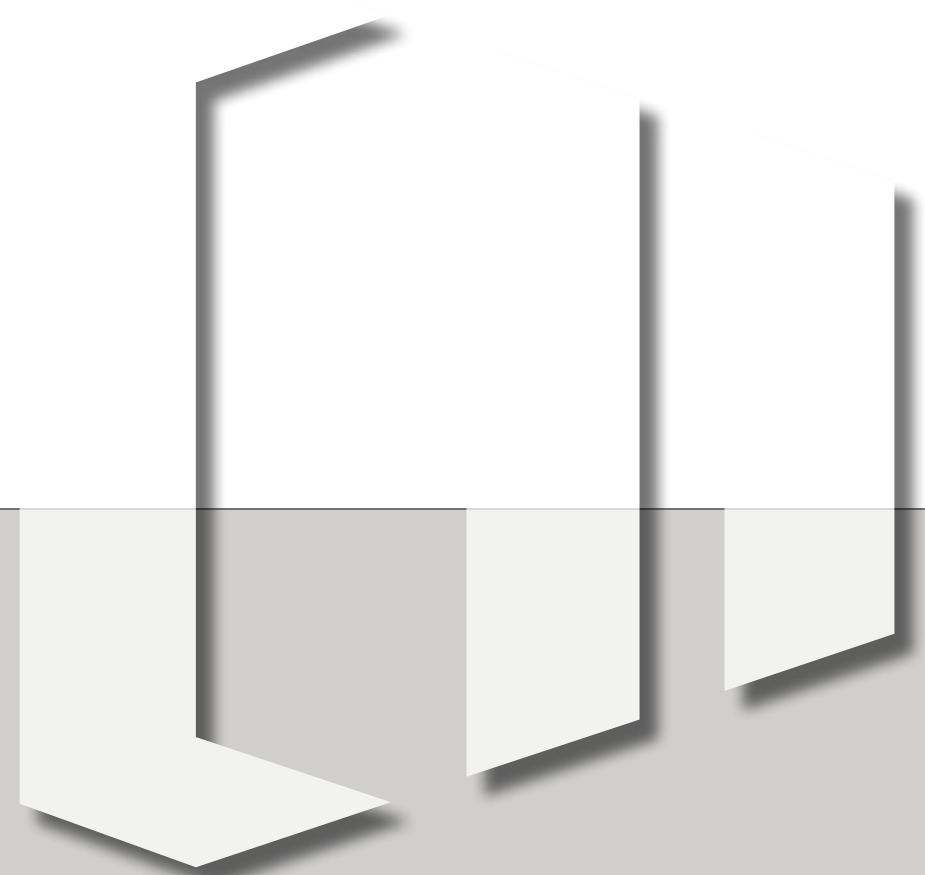
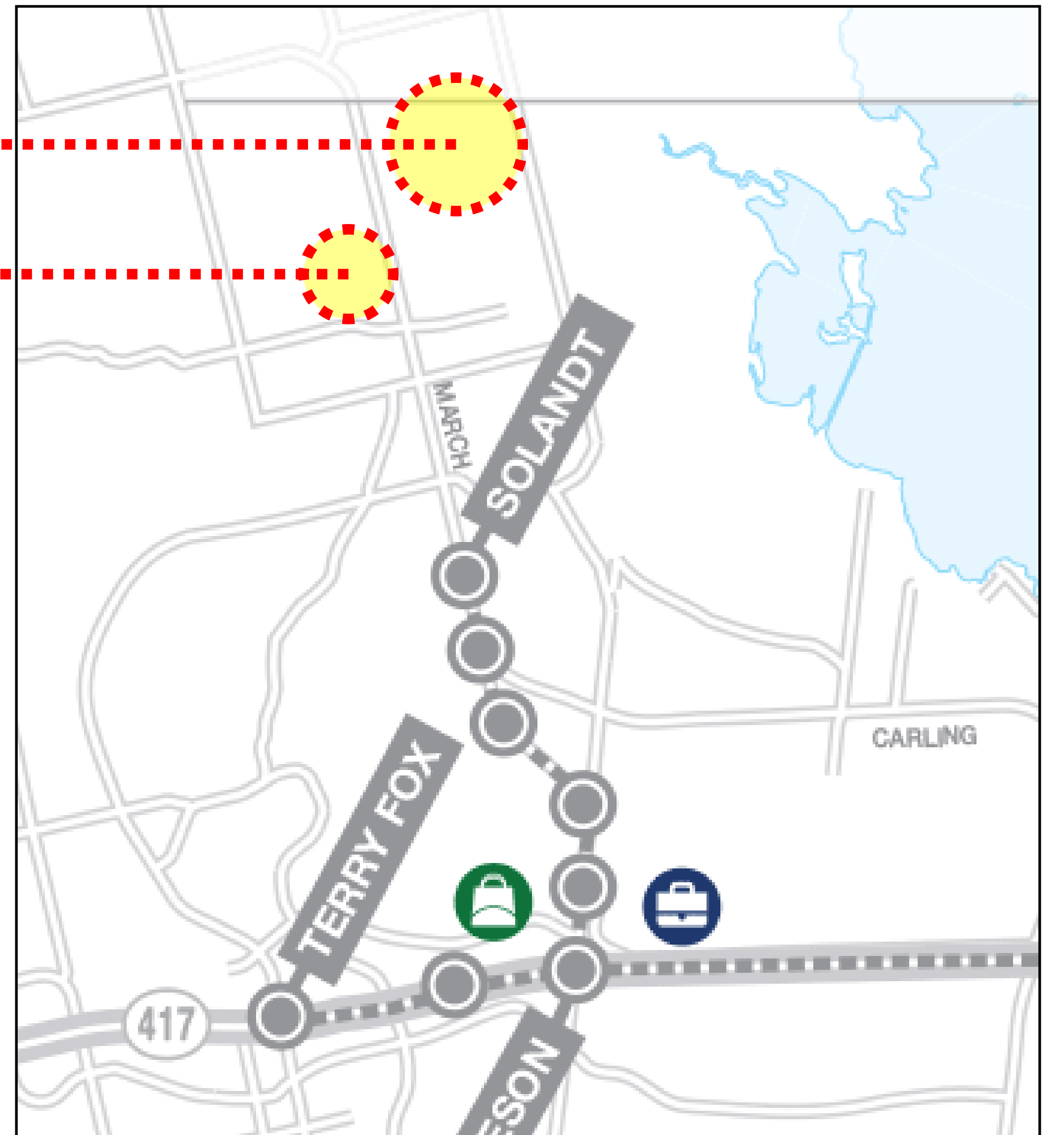


OVERALL LOCATION

OTTAWA LRT TRANSIT MAP

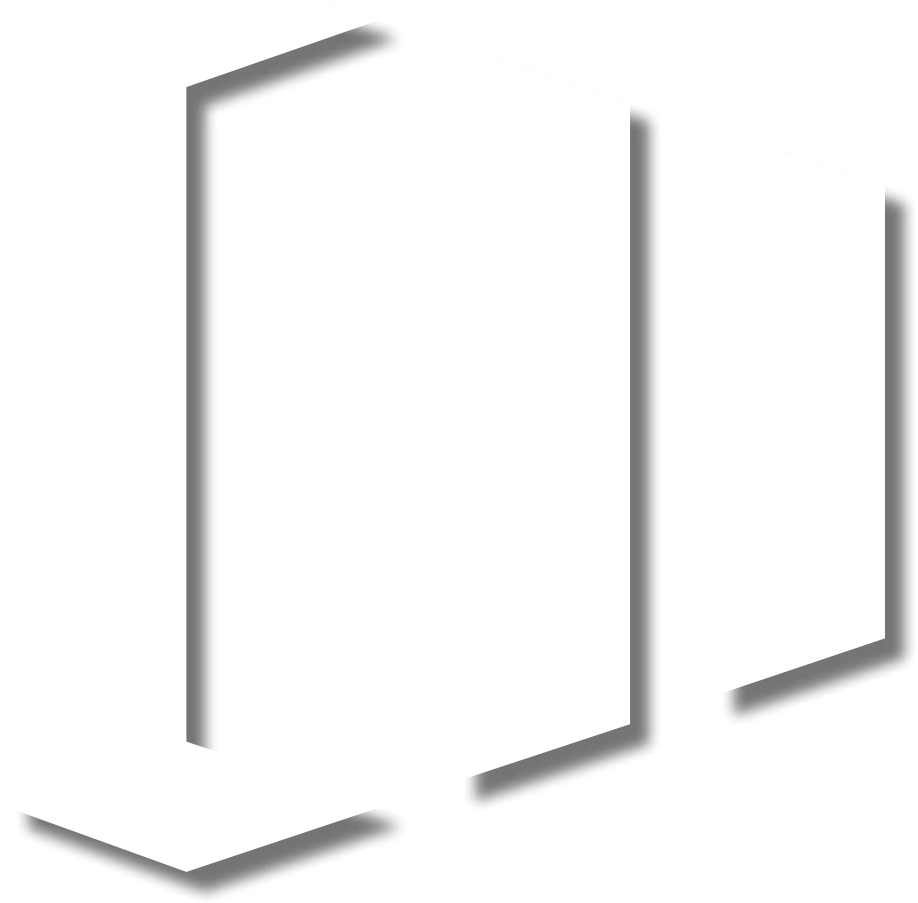


1170 March Rd
1015 March Rd



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32 Acres Sold by Caimion in 2022

As the arterial main street of Kanata North Community and high tech business park, March Rd is a busy road connecting Ottawa's several large communities such as Kanata lake, Bridlewood, Morgan's Grant and small towns such as Dunrobin and Almonte. This area will be the next sub-center and one of the fastest growing communities in Ottawa.

CU DEVELOPMENT
825 units

VALECRAFT
800 units

BRIGIL
High Density Residential

MINTO
856 units

LEPINE
309 units
Apartments

NOKIA PROPOSED DEVELOPMENT



Figure 3: Excerpt of the Concept Plan of the Proposal

MORGAN GRANT

CIENA

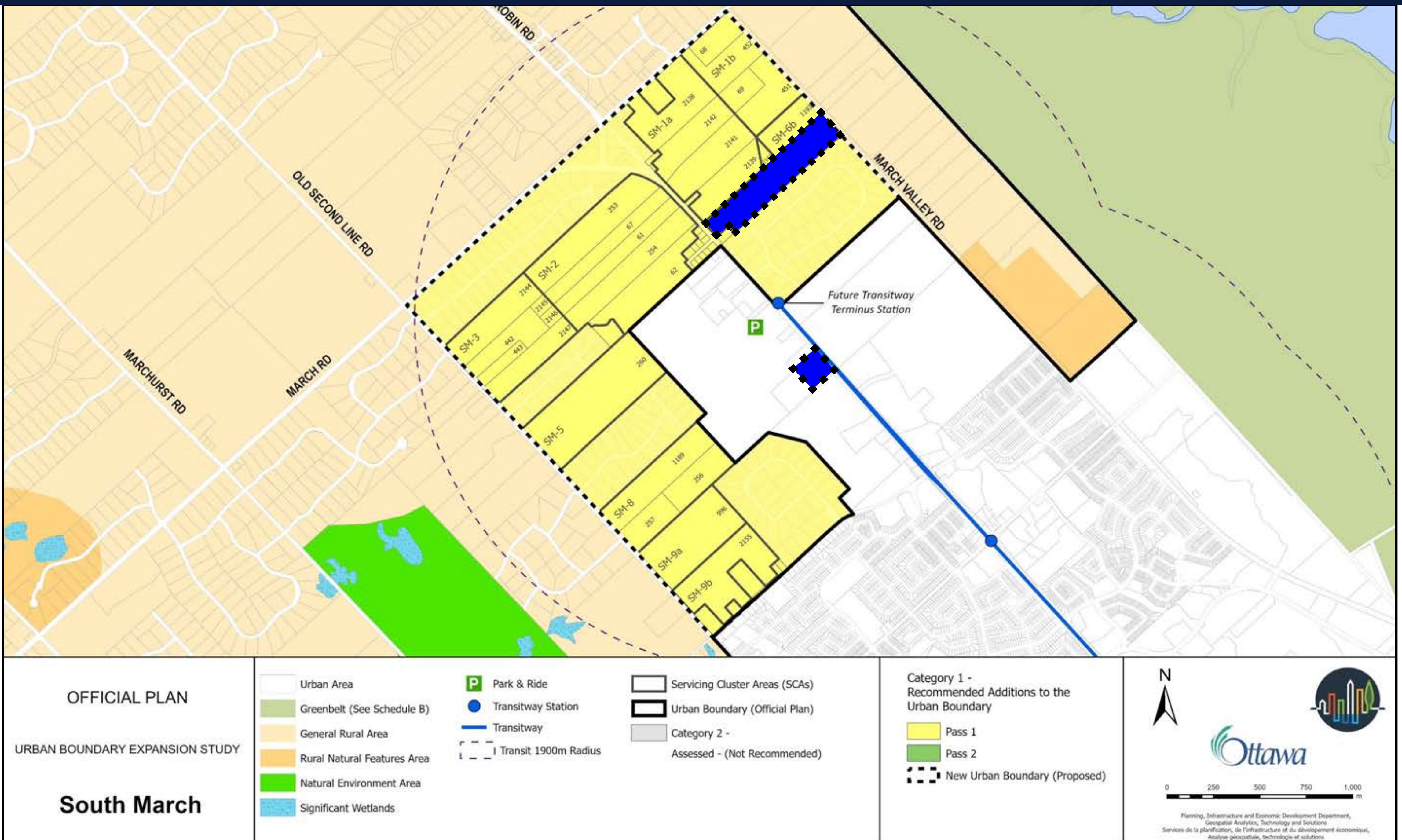
NOKIA

UNITY CENTER

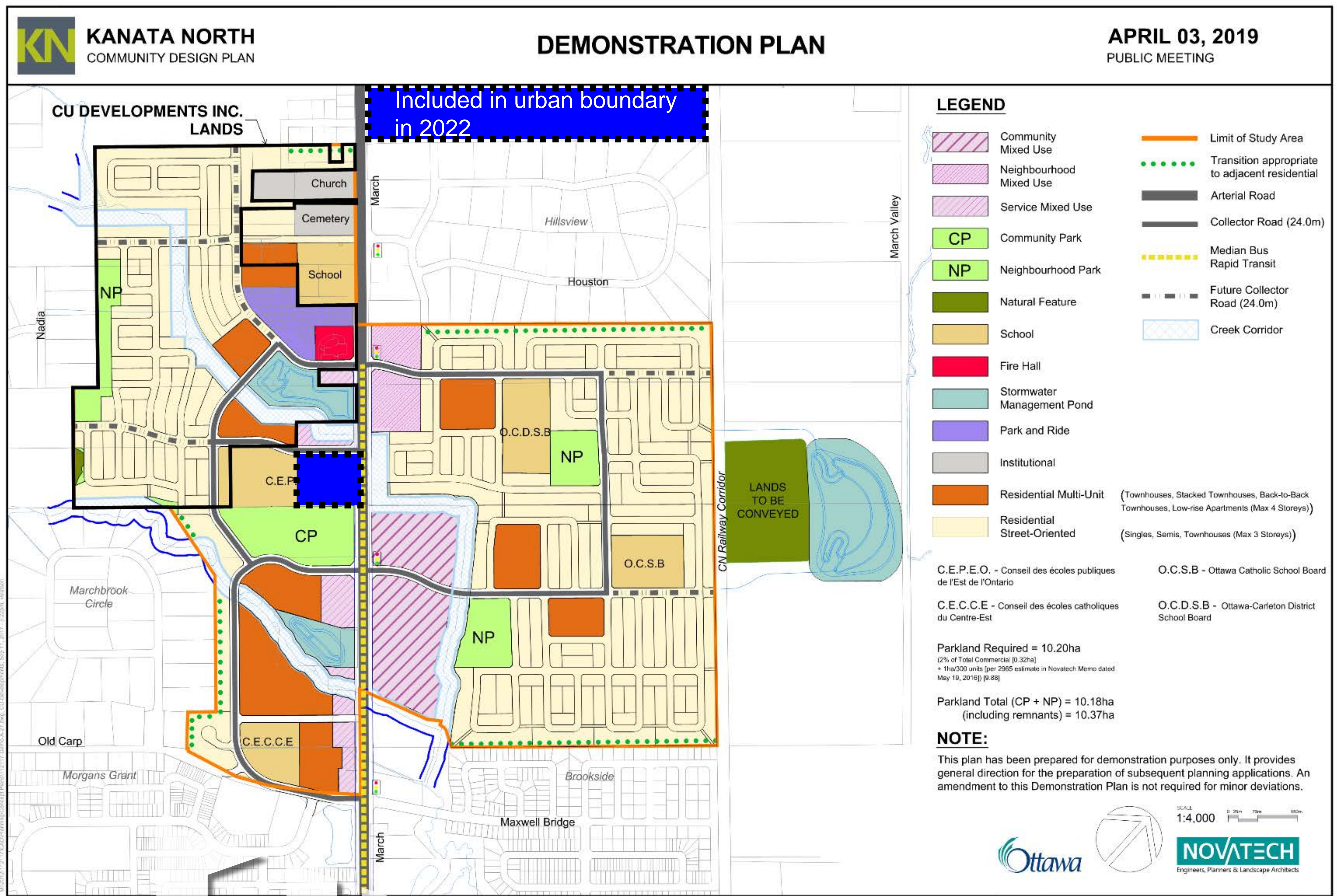
NOKIA
High Density
Development in progress

HUAWEI





NEW OFFICIAL PLAN INCLUDED LANDS



COMMUNITY DESIGN PLAN

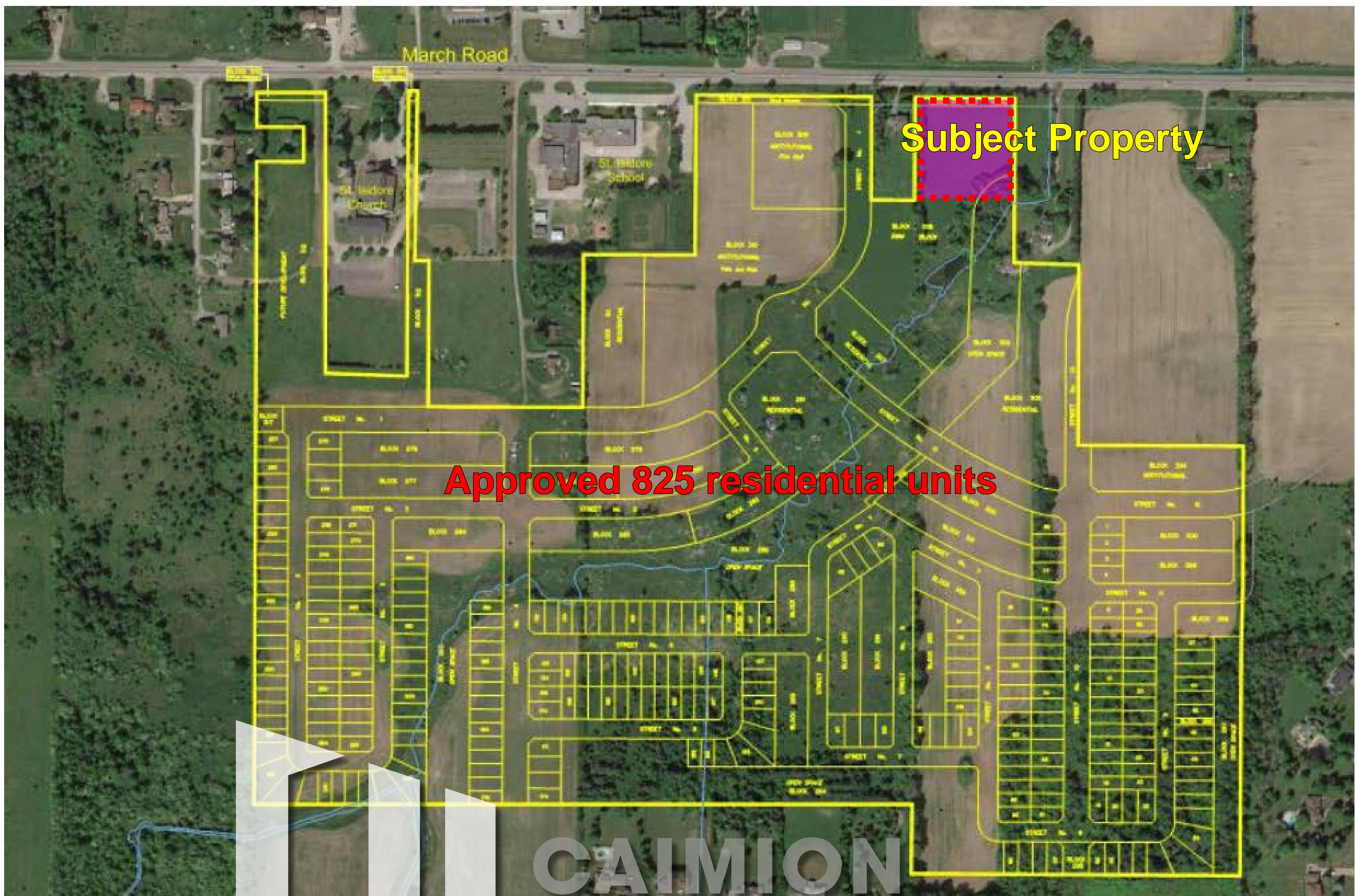
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ESTEEM
REALTY INC. BROKERAGE

1015 March Rd **Asking Price: \$6,000,000**

5.8 acres of prime mixed-use land fronting on busy March Rd, ready to be developed. Only 500m from the matured Morgan's Grant neighbourhood. Mixed-use zoning is upon approval. Variety of potential uses. Ideal for retail plaza, clinic offices, mid-density residential and so on. Current height limit is 18 metres, potentially can be raised to 9 storey height. At this stage, variety uses can be explored.

Note: Infrastructure cost share maybe required



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 **ESTEEM** 楓營
REALTY INC. BROKERAGE

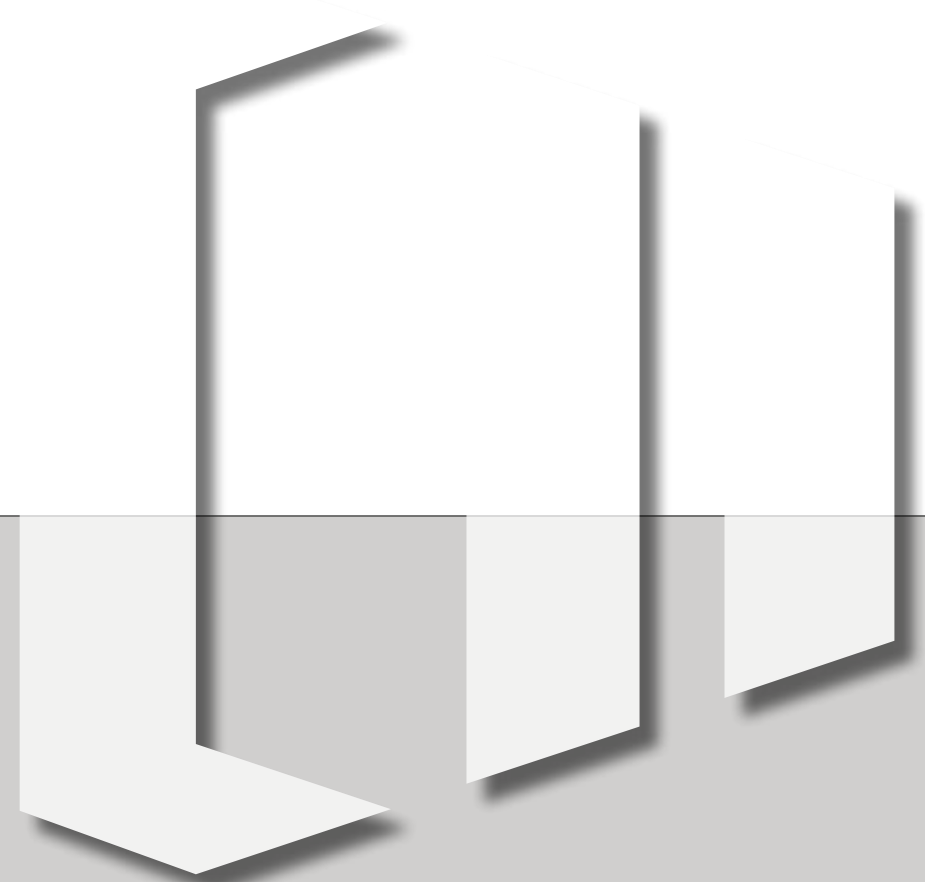
1170 March Rd

Asking Price: \$14,000,000
(\$466k/acre)

31 acres future development land surrounded by developers' land reserves. This parcel of land was newly included in urban boundary in Ottawa Official Plan 2022. Only 3km from Canada's largest high tech business park which homes world renowned companies such as Ciena, Blackberry, Mitel, Nokia, Ericsson, Huawei etc. This parcel of land is ideal for land banking and full of potential.

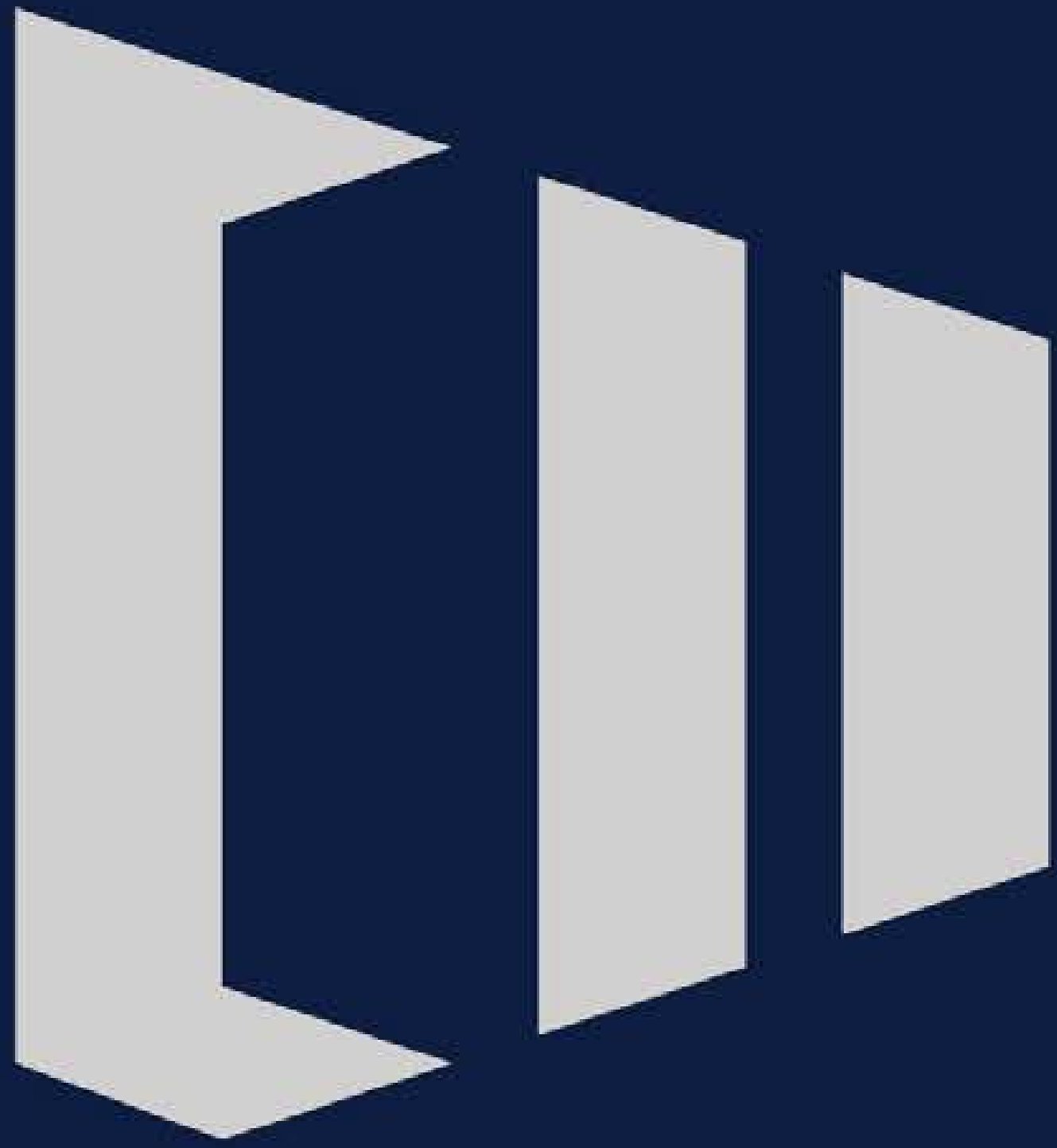


Note: Lot sizes information from City of Ottawa



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Caimion Development Consulting is a professional service company based in Ottawa specialized in land development consulting, project management and real estate services. We keep a low profile and focus on accumulating our knowledge and promoting our service quality. In the past few years, we have made a few remarkable commercial deals in Ottawa and GTA area. We have established strong relationships with local developers and land owners.

