



Andy Oswald

For Sale 1120 & 1126 March Road

Kanata



WestOttawaRealEstate.ca



List Price \$3,998,000

- Commercial plaza with 4844 sq ft on main level and 4000 sq ft useable space in the walkout basement plus a 2 storey detached home
- Rural Commercial Zoning permits many, many more uses
- 4.7 acre site with corner location at proposed traffic lights
- Fantastic frontage on March Road
- 4.7 acre site for development adjacent to Kanata North expansion



WestOttawaRealEstate.ca

Andy Oswald andy@westottawarealestate.ca

www.westottawarealestate.ca

Direct: 613.690.5993

Office 613.755.2278



INNOVATION
REALTY LTD
BROKERAGE

1120 & 1126 March Road

Kanata



WestOttawaRealEstate.ca



Andy Oswald

Table of Contents

1. Photographs

2. Property Information

3. Location Map

4. Special Features

5. Lease Information

6. Site Plan

7. Survey

8-10. Building Plans

11-19. Zoning Information

20. Comparable Properties



Andy Oswald

1120 & 1126 March Road

Kanata



WestOttawaRealEstate.ca

PHOTOGRAPHS



Front View



Rear View



Andy Oswald

1120 & 1126 March Road

Kanata

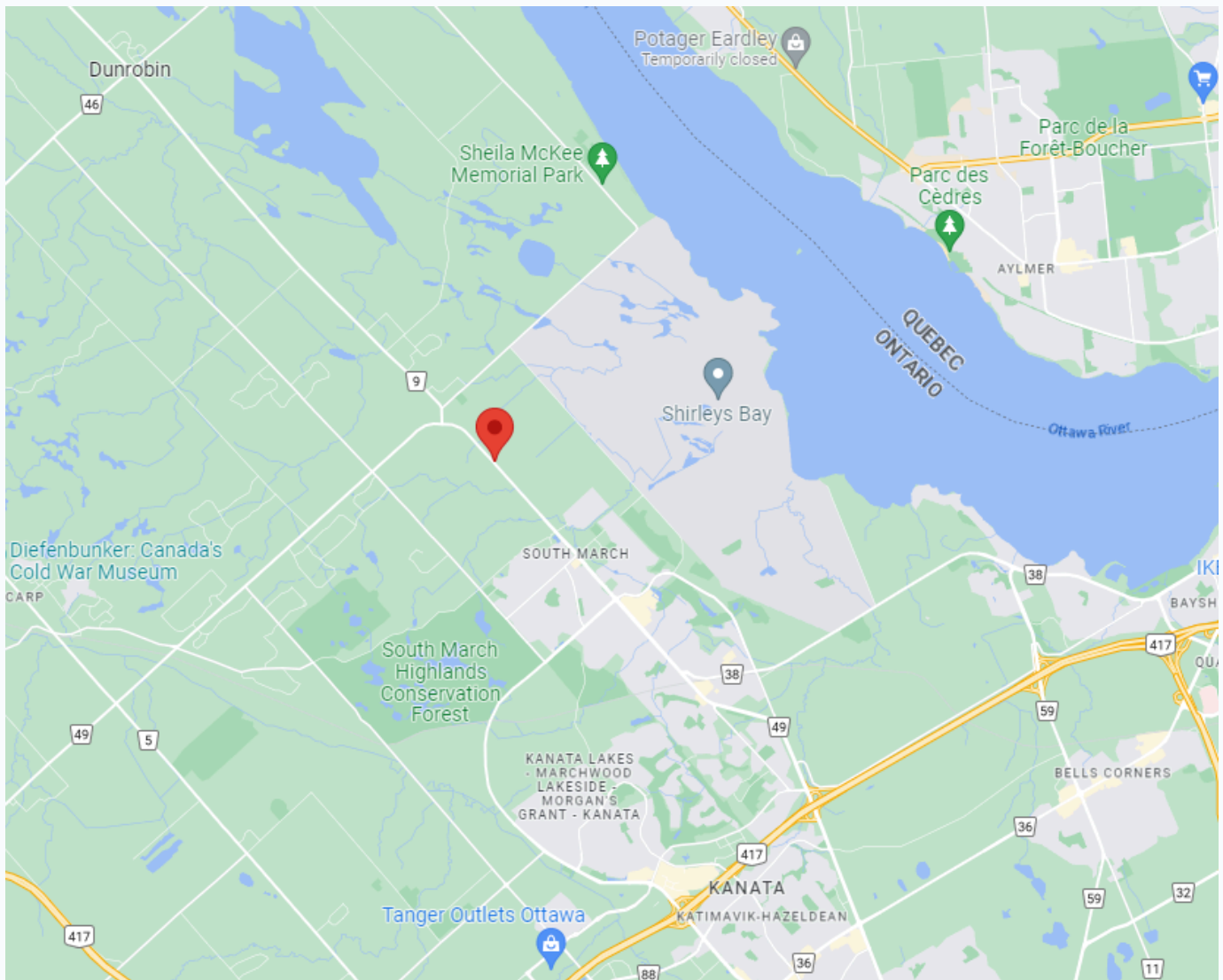


WestOttawaRealEstate.ca

LOCATION MAP

1120 & 1126 MARCH ROAD, KANATA ADJACENT TO KANATA NORTH EXPANSION

1120 & 1126 March Road is located on the North Side of March Road, less than 1km from Klondike Road near Kanata's Hi-Tech District. This location offers excellent exposure due to the high traffic counts recorded along this major traffic route.





Andy Oswald

1120 & 1126 March Road

Kanata



WestOttawaRealEstate.ca

SPECIAL FEATURES

1. Custom quality built commercial building
2. Fantastic exposure with the HIGH traffic volume along March Road
3. 5000 sq ft main level plus 4800 sq ft useable space in the walkout-high and dry basement level
4. The Basement level is professionally finished and has direct access from the rear of the building
5. 4.7 acre site offers additional future potential
6. 40 paved parking spaces with room to increase. New pavement on rear lot (2022)
7. New roof 2016
8. Fully leased with excellent tenants
9. Rural Commercial Zoning permits many, many uses
10. A great income property that also a super investment for both the current income stream and the future potential
11. Urban boundary across street at St. Isidore Church along March Road
12. Municipal services along March Road across street
13. Future 4 lane expansion proposal
14. 3500 residential home development adjacent to lot
15. NOKIA major expansion of \$350 Million nearby
16. NOKIA 500 employee expansion



Andy Oswald

1120 & 1126 March Road

Kanata



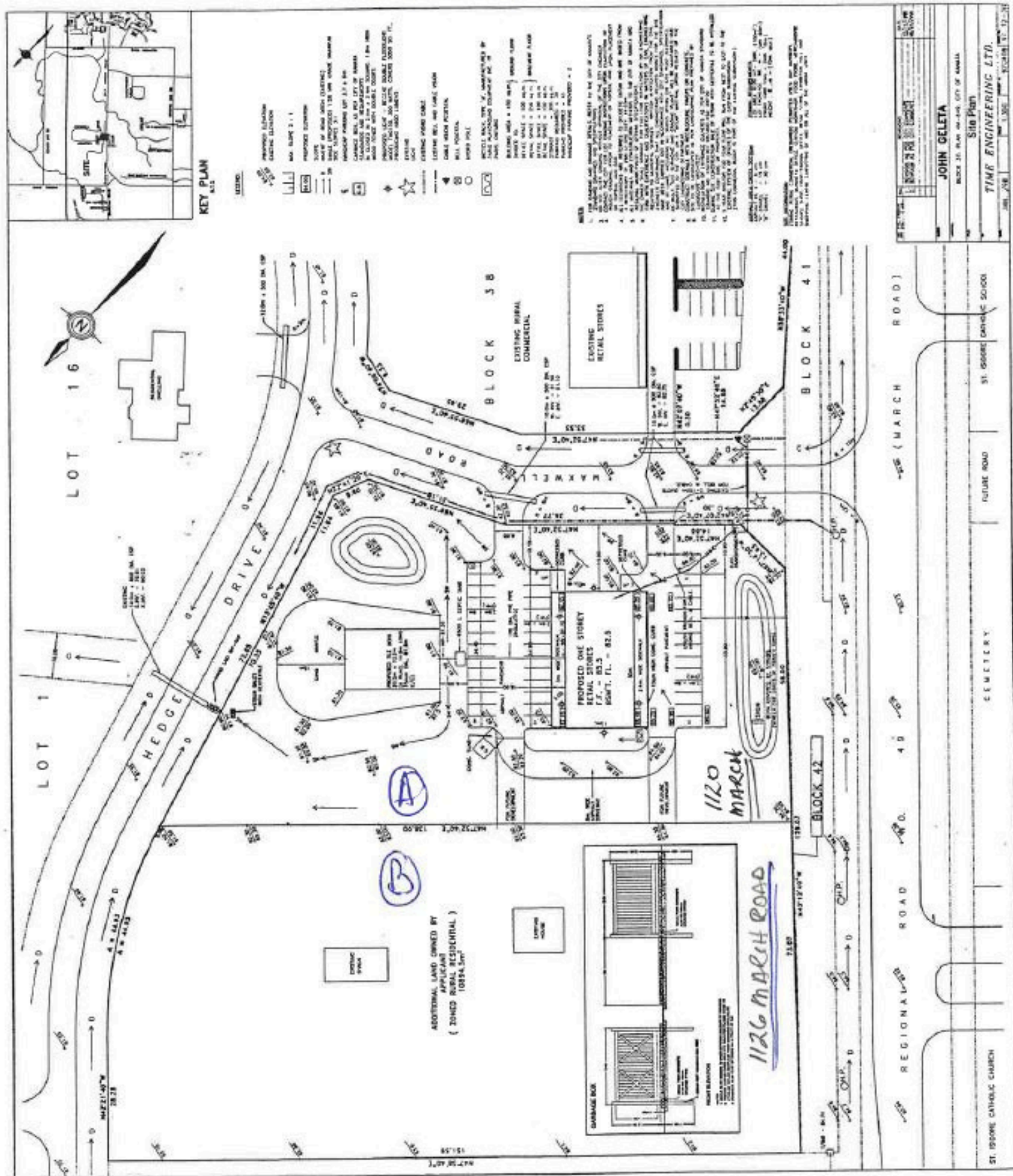
WestOttawaRealEstate.ca

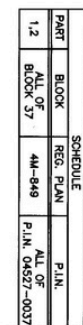
LEASE INFORMATION 1120 MARCH ROAD

Unit #	Rentable Area
A	1163 (+1000 s.f basement area)
B	1163 (+1000 s.f basement area)
C	1163 (+1000 s.f basement area)
D	1163 (+1000 s.f basement area)
TOTALS	4652 (+4000 s.f basement area)

Rear View

SITE PLAN.






M. Macgregor
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON No.4

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE: AUGUST 20TH, 1998.


PETER C. SMITH

PLAN 4R-17129
RECEIVED AND DEPOSITED
DATE Sept. 11 1998

**PLAN OF SURVEY OF
BLOCK 37
REGISTERED PLAN 4M-849
GEOGRAPHIC TOWNSHIP OF MARCH
NOW IN THE CITY OF KANATA
Regional Municipality of Ottawa—Carleton**

SCALE 1:1000

0 10



BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY
LIMIT OF BLOCK 41(ROAD WIDENING), AS SHOWN ON REGISTERED PLAN
4M-849, HAVING A BEARING OF N43°12'40"W.



BEARING NOTE:

[illegible]

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF AUGUST, 1998.

DATE: AUGUST 20TH, 1998.

[Signature]


PETER G. SMITH
ONTARIO LAND SURVEYOR

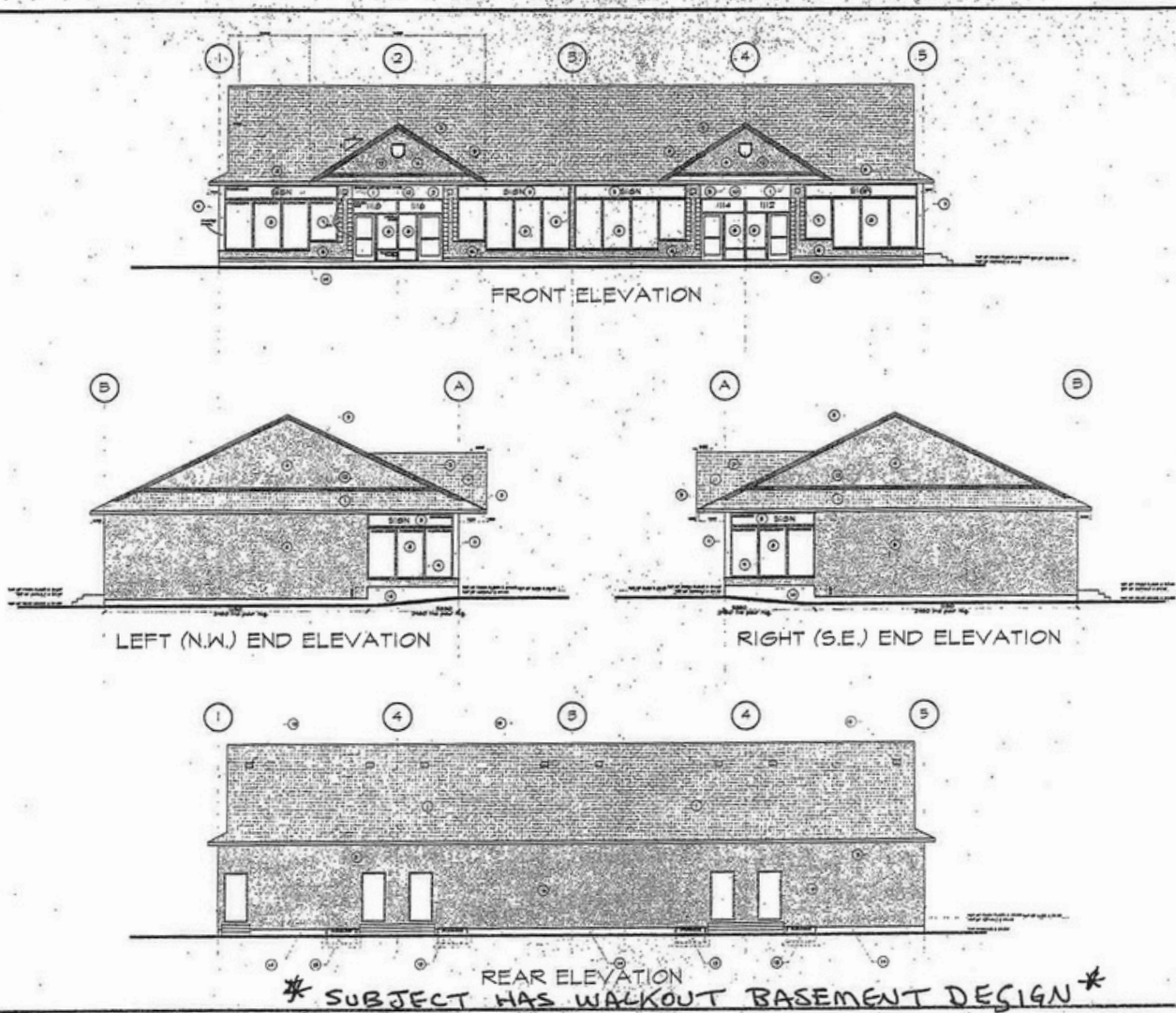
PARELLI, SMITH & MORLEY SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS
190 OCOLANUDE ROAD, NEPEAN, ONTARIO K2E 7J5
(613) 727-8226 FAX (613) 727-1823

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ENC. No. 1 277-08 10007

FILE NO. :	277-98	INDEX :
------------	--------	---------

BUILDING PLANS



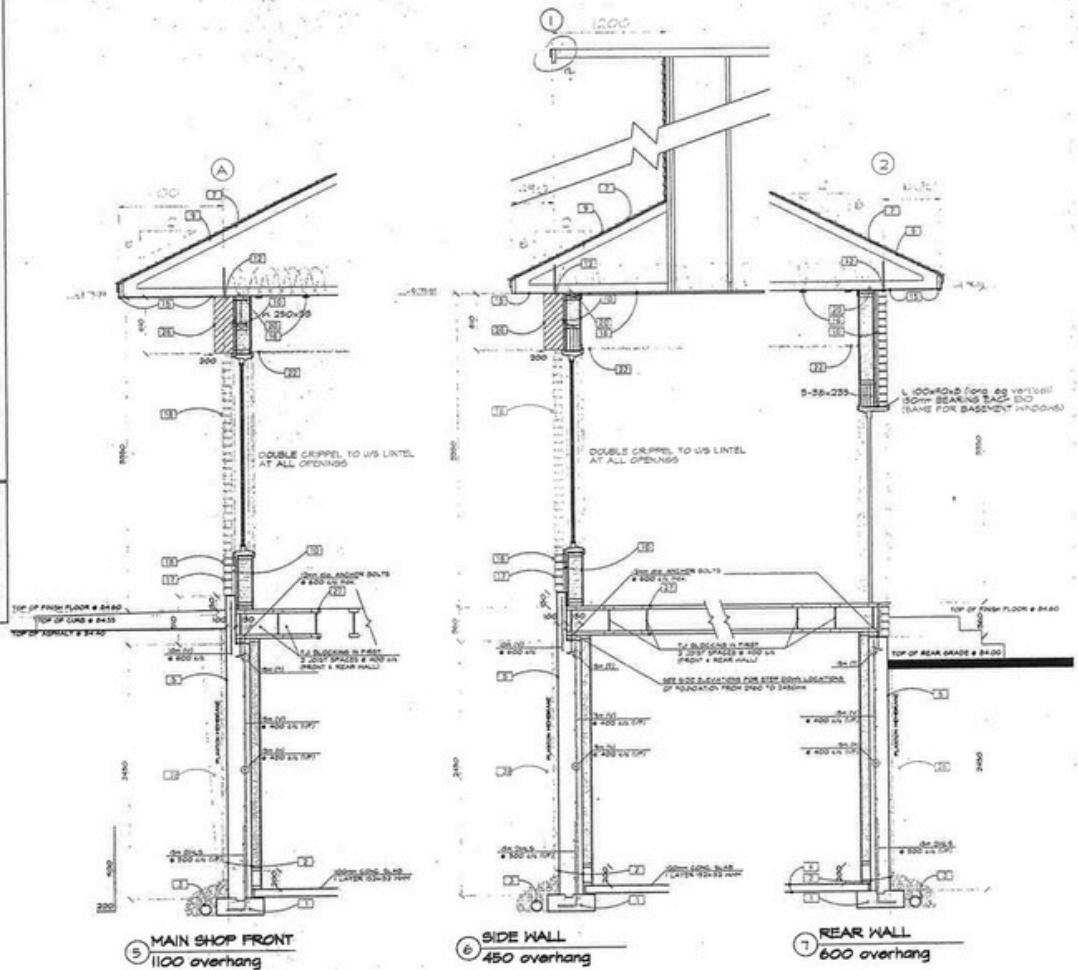
BUILDING PLANS

GENERAL NOTES

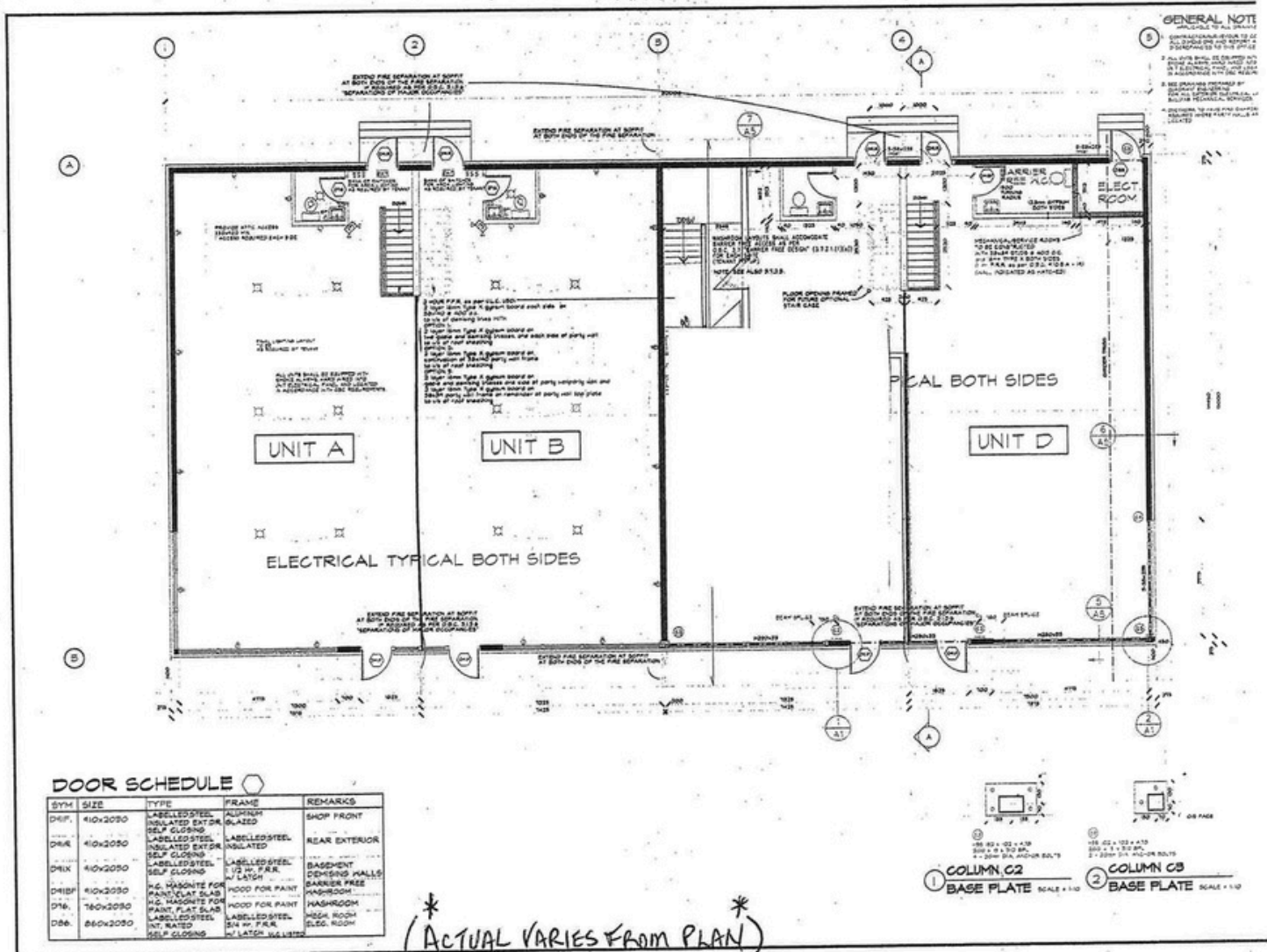
[illegible]

INTERIOR FINISHES SCHEDULE

LOCATION	FLOOR	COLUMN	WALL	EMERGENCY	REMARKS / OTHER INFORMATION
ALL	1ST	REINFORCED	CONCRETE	GOOD	
BASEMENT, NORTH	1ST	CONCRETE	CONCRETE	GOOD	REPAIR WORK DONE
BASEMENT, SOUTH	1ST	CONCRETE	CONCRETE	GOOD	REPAIR WORK DONE
MECHANICAL, NORTH	1ST	CONCRETE	CONCRETE	GOOD	REPAIR WORK DONE
MECHANICAL, SOUTH	1ST	CONCRETE	CONCRETE	GOOD	REPAIR WORK DONE
BASEMENT	1ST	CONCRETE	CONCRETE	GOOD	REPAIR WORK DONE



(ACTUAL VARIES FROM PLAN)



ZONING

RC - Rural Commercial Zone (Sections 217 and 218)

Purpose of the Zone

The purpose of the RC – Rural Commercial Zone is to:

- (1) permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment Area** in the Official Plan;*
- (2) accommodate a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services;*
- (3) permit research facilities in areas designated **Greenbelt Employment and Institutional Area** in the Official Plan, and*
- (4) regulate development in a manner that has a minimal impact on the surrounding rural area or villages.*

Section 217

In the RC Zone:

Permitted Uses

(1) The following uses are permitted subject to:

- (a) the provisions of subsection 217(3) to (5);
- (b) despite the definition amusement park, a go-cart track is not permitted in an RC zone which abuts in whole or in part any VM, V1, V2 or V3 zone;
- (c) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies;
- (d) the detached dwelling or dwelling unit is limited to one in total and must be accessory to a permitted use;

amusement centre

amusement park

animal care establishment

animal hospital

artist studio

automobile rental establishment

automobile dealership

automobile service station

bar

campground

car wash

click and collect facility (By-law 2016-289)

detached dwelling

dwelling unit

gas bar

heavy equipment and vehicle sales, rental and servicing

hotel

kennel, see Part 3, Section 84

parking lot

restaurant

retail food store, limited to a farmers' market (By-law 2016-134)

ZONING

- (e) no single commercial use can occupy more than 2500 m² of gross leasable floor area on any lot in a RC zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2017-148)
- (f) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
- (i) parking lot;
 - (ii) yard abutting a parking lot; and,
 - (iii) front of corner side yard;
associated with the other use. (By-law 2016-134)

Conditional Permitted Uses

(2) The following conditional uses are permitted subject to the following:

- (a) the provisions of subsection 217(3) to (5);
- (b) provided that they are located in the same building or on the same lot as a permitted use;
 - bank machine**
 - convenience store**
 - drive-through facility**
 - personal service business**

Zone Provisions

(3) Zone provisions are set out in Table 217 below.

Table 217 - RC Zone provisions (By-law 2021-215)

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m ²)		4000
(b) Minimum lot width (m)		30
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)	Abutting residential zone	4.5
	All other zones	3
(e) Minimum corner side yard setback (m)		6
(f) Minimum rear yard setback (m)		10
(g) Maximum height (m)		11
(h) Maximum lot coverage (%)		25
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area

ZONING

I ZONING MECHANISMS	II PROVISIONS
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

- (4) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.
- (5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

Section 218 - RC Subzones

In the RC Zone the following subzones apply:

- (6) Zone provisions are set out in Table 218A below.

Table 218A - RC1 to RC4 Subzone provisions (By-law 2019-41)

I ZONING MECHANISMS		PROVISIONS			
		II RC1	III RC2	IV RC3	V RC4
(a) Minimum lot area (m2)		1350	2000	8000	20,000
(b) Minimum lot width (m)		20	30	60	90
(c) Minimum front yard setback (m)		7.5	10	10	10
(d) Minimum interior side yard setback (m)	(i) abutting a residential use or zone	4.5	4.5	6	6
	(ii) all other cases	3	3	6	6
(e) Minimum rear yard setback (m)		7.5	10	10	10
(f) Minimum corner side yard setback (m)		7.5	7.5	10	10
(g) Maximum principal building height		11	11	11	11
(h) Maximum lot coverage (%)		30	30	20	15
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area			
(j) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones			
(k) Further permitted uses (By-law 2014-166)		-light industrial -printing plant -service and repair shop -research and development centre -office			

ZONING

RC5 Subzone - campgrounds

(2) In the RC5 subzone:

- (a) despite Section 217(1) the following uses only are permitted;
- (b) despite the definition **marine facility** the storage, servicing, repair, or sale or rental of boats is also allowed, along with the sale of marine fuels;
- (c) despite the definition **campground** this may include cabins and chalets;
- (d) the **dwelling** unit is limited to one in total;
campground
dwelling unit
marine facility
park
retail food store, limited to a farmers' market (By-law 2016-134)
- (e) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
 - (i) parking lot;
 - (ii) yard abutting a parking lot; and,
 - (iii) front or corner side yard
associated with the other use. (By-law 2016-134)

(3) The following conditional uses only are permitted subject to the following:

- (a) provided that they are located in the same building or on the same lot as a permitted use;
- (b) only one **dwelling** unit as permitted in subsection 218(2) or one detached **dwelling** is permitted, not both;
restaurant
one detached **dwelling**

(4) The RC4 subzone provisions are set out in Table 218A shall apply for the RC5 subzone.

RC6 and RC7 Subzones – Carp road corridor (convenience commercial nodes)

(5) In the RC6 and RC7 subzones:

- (a) the **retail store** is limited to a convenience store; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services; (By-law 2014-166)
- (b) the following uses are also permitted:
bank
office
retail store (By-law 2019-338)

(6) The RC6 and RC7 subzone provisions apply as follows:

- (a) for the RC6 subzone the provisions of the RC2 subzone in Table 218A apply;
- (b) for the RC7 subzone the provisions of the RC zone in Table 217 apply.

RC8 And RC9 Subzones – Carp road corridor (highway commercial restricted)

ZONING

(7) In the RC8 and RC9 subzones:

(a) the **automobile service station** may not retail fuel;

(b) the following uses are prohibited:

bar

gas bar

kennel, *see Part 3, Section 84*

restaurant

(c) the following uses are also permitted:

light industrial

printing plant

service and repair shop

research and development centre

office (By-law 2014-166)

(d) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services. (By-law 2014-166)

(8) The RC8 and RC9 subzone provisions apply as follows:

(a) for the RC8 subzone the provisions of the RC2 subzone in Table 218A apply;

(b) for the RC9 subzone the provisions of the RC zone in Table 217 apply.

RC10 Subzone – Greenbelt employment areas

(9) In the RC10 subzone:

(a) despite Section 217(1) the following uses only are permitted:

(b) the uses **day care** and **technology industry** must be accessory to a **research and development centre**

agricultural use, *see Part 2, Section 62*

agriculture-related use, *see Part 3, Section 79B* (By-law 2021-222)

day care

environmental preserve and education area

forestry use

on-farm diversified use, *see Part 3, Section 79A* (By-law 2019-41) (By-law 2021-222)

research and development centre

technology industry

retail food store, limited to a farmers' market (By-law 2016-134)

(c) zone provisions are set out in Table 218B below.

(d) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:

(i) parking lot;

(ii) yard abutting a parking lot; and,

(iii) front or corner side yard;

associated with the other use. (By-law 2016-134)

Table 218B - RC10 Subzone provisions

I ZONING MECHANISMS	II PROVISIONS
---------------------	---------------

ZONING

(a) Lot area (ha)	1.0
(b) Lot frontage (m)	75
(c) Front yard setback (m)	10
(d) Interior side yard setback (m)	10
(e) Corner side yard setback (m)	10
(f) Rear yard setback (m)	10
(g) Height (m)	20
(h) Lot coverage (%)	25
(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

RC11 Subzone

(10) In the RC11 subzone:

(a) despite the permitted uses in subsections 217(1) and (2) the following uses are the primary permitted uses:

- amusement centre**
- artist studio**
- automobile rental establishment**
- automobile dealership**
- automobile service station**
- bank**
- bed and breakfast establishment**
- catering establishment**
- convenience store**
- drive-through facility**
- dwelling unit**
- funeral home**
- gas bar**
- heavy equipment and vehicle sales, rental and servicing**
- light industrial use, limited to bakery**
- medical facility**
- office**
- personal service business**
- place of assembly**
- printing plant**
- research and development centre**
- restaurant**
- retail store**

ZONING

retail food store

service and repair shop (By-law 2014-166) (By-law 2019-338)

(b) zone provisions are set out in Table 218C below.

Table 218C - RC11 Subzone provisions (By-law 2021-325)

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m2)		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6 (By-law 2008-457)
(f) Minimum Rear yard setback (m)		6
(g) Maximum Height (m)		11
(h) Maximum Lot coverage (%)		40
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

RC12 Subzone – Villages of Cumberland, Metcalfe and Osgoode

(11) In the RC12 subzone:

(a) The following uses only are permitted:

amusement centre

animal care establishment

animal hospital

artist studio

automobile rental establishment

automobile dealership

automobile service station

bank

bar

car wash

catering establishment

cinema

day care

detached dwelling

dwelling unit (By-law 2015-190)

ZONING

emergency service
 funeral home
 gas bar
 heavy equipment and vehicle sales, rental and servicing
 hotel
 instructional facility
 library
 medical facility
 municipal service centre
 office
 park
 parking lot
 personal brewing facility (By-law 2019-41)
 place of assembly
 place of worship (By-law 2014-94)
 post office
 recreational and athletic facility
 restaurant
 retail store
 retail food store
 service or repair shop
 theatre
 training centre
 urban agriculture, see Part 3, Section 82 (By-law 2017-148)
 warehouse (By-law 2019-338)

(b) The following conditional uses are also permitted provided that they are located in the same building or on the same lot as a permitted use:

bank machine
 convenience store
 drive-through facility
 personal service business; and

(c) clause 217 (1)(c) and subsection 217 (3) do not apply.

(d) retail sale of automobiles in association with an automobile service station must not exceed an amount equal to 10% of the lot area;

(e) zone provisions are set out in Table 218D below: (By-law 2013-58) (By-law 2014-94)

Table 218D - RC12 Subzone provisions (By-law 2013-58)

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m2)		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6

ZONING

I ZONING MECHANISMS	II PROVISIONS
(f) Minimum Rear yard setback (m)	7.5
(g) Maximum Building Height (m)	11
(h) Landscaping of yards	-required front and corner side yards to be soft landscaped, except for driveways crossing the front or corner side yard leading to a parking space
(i) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting residential zones



Andy Oswald

1120 & 1126 March Road


Kanata



WestOttawaRealEstate.ca


COMPARABLE PROPERTIES

- 1090 March Rd/ MLS 1191125/ \$950,000 / Jan. 2021 1.99 acres with old house/ not a corner (adjacent to 1120 March Rd)
- 1145 March Rd/ Private Sale/ \$1,430,000/ Jan. 2021/ 1.99 acres with 2 storey home/ not a corner lot
- 1135 Klondike Rd/ MLS 914835/ \$1,000,000/ Nov. 2014/ 1.1 acre lot with municipal services

03-Mar-2023	1090 MARCH RD, Kanata, K2K 1X7			MLS® #1191125
	Dist/Neigh:	9009- Rural Kanata (Central)		Status: Sold
	Sub Type:	Residential		List Date: 01-May-2020
	Style:	Detached		Bsmt Dev: Unfinished
	Type:	2 Storey		Baths: 2
	Property Type:	Residential		Ensuites: 0
	Ttl Parking:	20		CDOM: 140
	Heat:	Forced Air/Oil		A/C: None
	Lot Size:	199.74 ' x 434.59 ' Roof: Asphalt Shingle		Taxes: \$2,400.00/2017
	Exterior:	Siding, Vinyl		Flooring: Hardwood
	Sewer:	Septic Installed		Water: Drilled Well
Fronting On: Northwest				
List Office #1: CENTURY 21 EXPLORER REALTY INC., Brokerage 613-564-0021				
List Rep #1: CENTURY 21 EXPLORER REALTY INC., Brokerage 613-564-0021				

Public Remarks: Attention all developers - wonderful opportunity to acquire just under 2 acres of ideally suited residential land nestled only a few minutes drive between Kanata to the South and Dunrobin to the North. Property boasts a charming 3 bed/2bath 2-storey house with a detached double garage and a couple of outbuildings. The highest and best use would be a redevelopment into multiple town homes or a multi unit building. The current home and outbuildings have the potential to provide any developer with a great source of rental income during the planning and potential rezoning of subject property. For additional opportunity, there is the potential to purchase this lot along with adjacent lot (see MLS #1188334) as part of a land assembly to double the development scope/potential. Located 12 minutes from the Canadian Tire Center and only 23 minutes from downtown Ottawa. Don't miss the opportunity to get a head start in developing in a very desirable area of West End Ottawa.

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 03/03/2023 10:20:55 AM

03-Mar-2023	1135 KLONDIKE RD, Kanata, K2K 1X7			MLS® #914835
	Dist/Neigh:	9008- Morgans Grant/South March		Status: Sold
	Property Type:	Lots/Acreage	DOM: 166	List Date: 06-Jun-2014
	Lot Type:	Lot	Area Clear:	CDOM: 166
	Lot Size:	210 ' x 210 '	Roof:	Area Cult:
	Sewer:	Sewer Connected		Taxes: \$3,367.00/2012
	Fronting On:	West		Water: Municipal
	List Office #1:	ROYAL LEPAGE GALE REAL ESTATE, Brokerage 613-270-8200		
	List Rep #1:	ROYAL LEPAGE GALE REAL ESTATE, Brokerage 613-270-8200		

List Price: \$1,330,000

List Price: \$1,330,000

Public Remarks: One of the Last Prime Lots available in Kanata North. March Road area... 1.1 acres (44,000+ sqr ft) of development area. Adjacent to Klondike plaza and situated in the heart of thriving Morgan's Grant. Corner, pristine development lot, with existing rental bungalow on Site. Bungalow could be used for professional office, or construction office. A MUST see for savvy investor/builder, professional building site, or multi residential.

Presented By:



WestOttawaRealEstate.ca



Andy Oswald

**Honest, Reliable & Working for you!
That's the bottom line...**



WestOttawaRealEstate.ca

Andy Oswald andy@westottawarealestate.ca

www.westottawarealestate.ca

Direct: 613.690.5993

Office 613.755.2278



INNOVATION
REALTY LTD
BROKERAGE