



Unique Opportunity for Land Acquisition

- Asking Price : \$ 5,425,000.00
- Situated in Kanata Research Park (KRP)
- IG6 - Industrial Zone
- Approx. 5.4 acres
- Minutes to Highway 417 (Exit 138 - March Road)

Get more information

Gillian Burnside

Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com

Ron Milligan

Sales Representative, Vice-President
D +1 613 761 8139
ron.milligan@avisonyoung.com

James Pero

Sales Representative
D +1 613 920 5607
james.pero@avisonyoung.com



Platinum member

Property information

For Sale
1243 Teron Road
Ottawa, ON



Site Size
5.4 acres approx.

Zoning
IG6 - Industrial Zone

Frontage
244' (approx.) on Teron Road

Highlights

- Rare opportunity to purchase industrial land
- Centrally and strategically located in the Kanata Research Park (KRP)
- Site plan approved for approx. 100,000 sf warehouse

Location : Kanata, ON

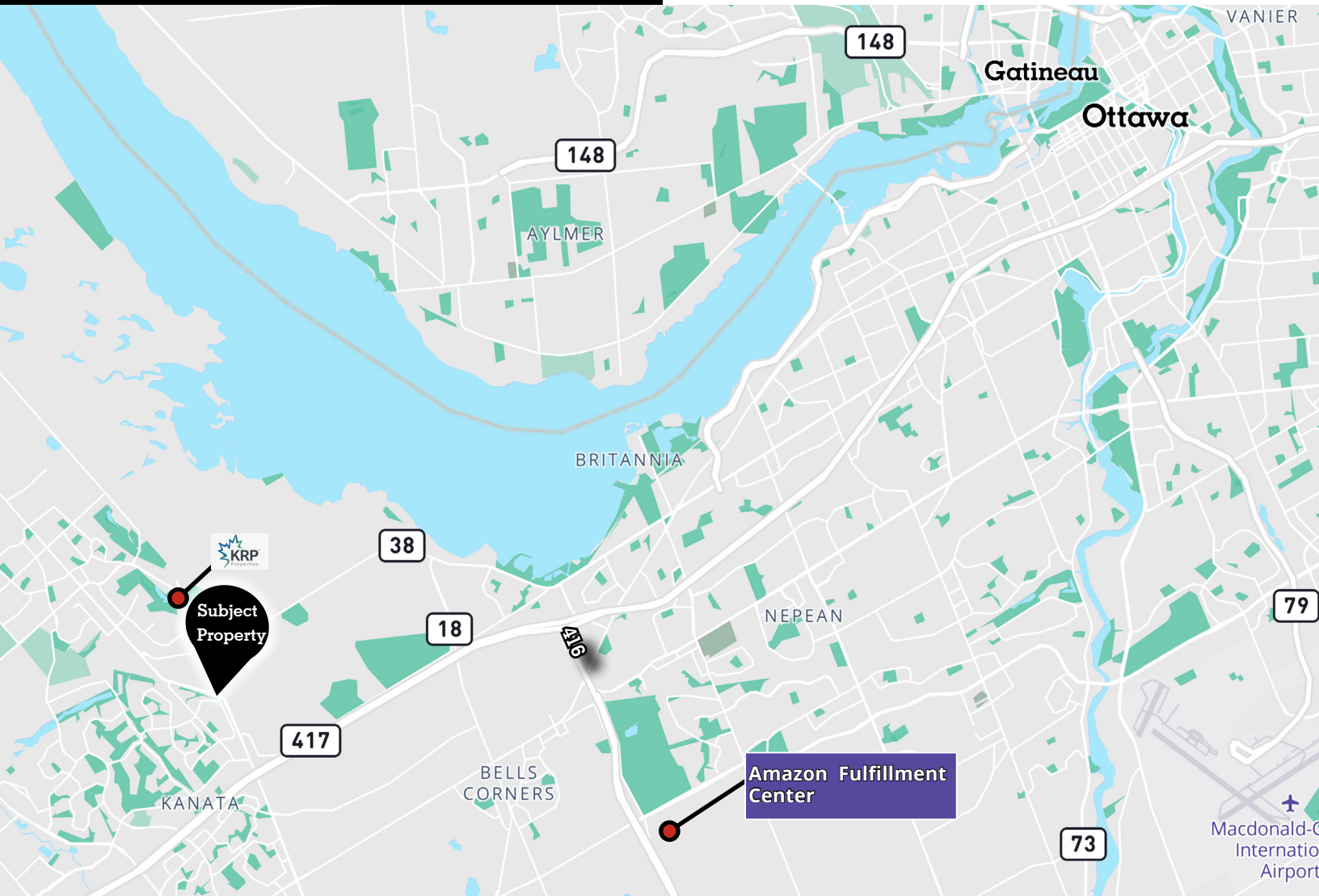
Legal Description

PART LOT 5 CON 4 MARCH/KANATA PARTS 1 & 2, 4R32693; SUBJECT TO AN EASEMENT IN FAVOUR OF THE KANATA HYDRO-ELECTRIC POWER COMMISSION, OVER PT 1, 5R12982, AS IN NS531442. CITY OF OTTAWA

PIN 045160075

Location map

For Sale
1243 Teron Road
Ottawa, ON



Travel Distances

Highway 417 (Exit 138) 2 mins

Highway 416 5 mins

Amazon Fulfillment Centre 4 mins

Downtown Ottawa 20 mins

Ottawa International Airport 25 mins

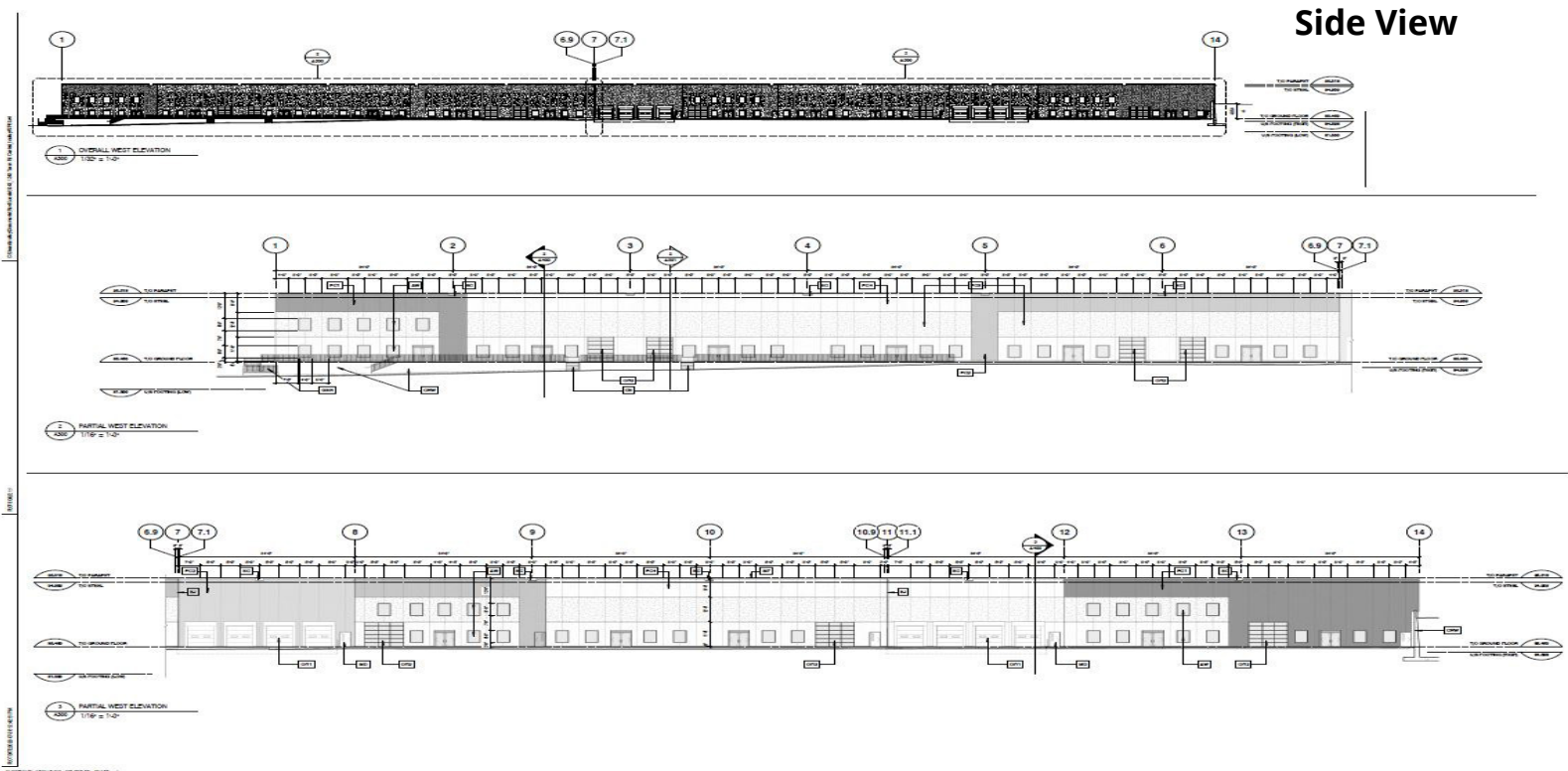
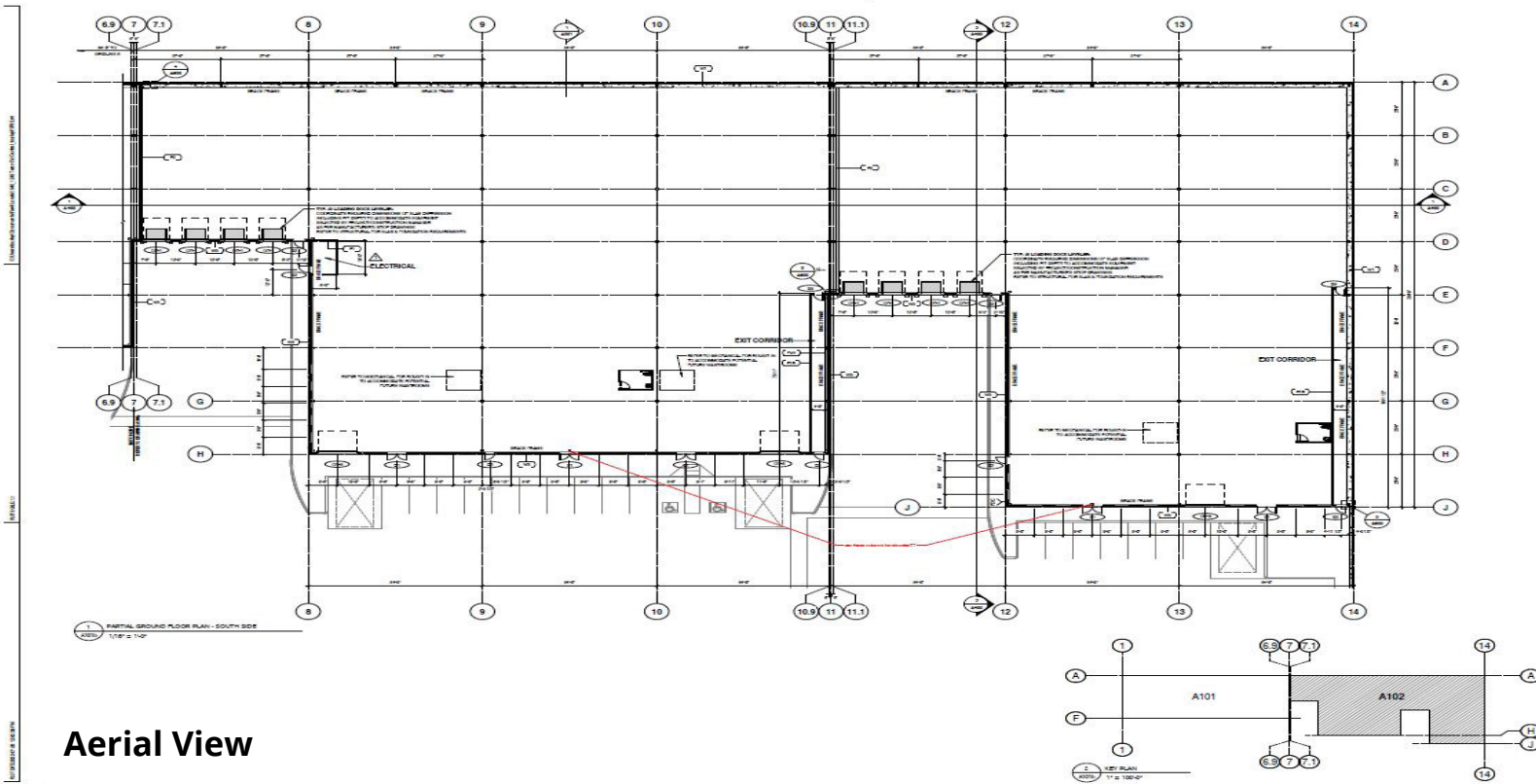
Location

The site is located at the gateway to the Kanata Research Park (KRP), the largest research and technology hub in Canada. With more than 500 companies including Cisco, Ciena, Nokia, Ericson, and Mitel operating in the park, the community is constantly evolving, and offers unmatched potential for business synergies. Industrial site opportunities are rare, and under-represented within the park, making them highly desirable for owners and tenants alike.

Learn more about the park [here](#)

Proposed building

For Sale
1243 Teron Road
Ottawa, ON



Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 |
Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca
All rights reserved. E. & O.E.: The information contained herein was obtained from sources
which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

CANADA
BEST
MANAGED
COMPANIES
Platinum member

AVISON
YOUNG

Zoning: IG6 - Industrial Zone

Part 11 – Industrial Zones (Sections 199-206)

The information contained in this part covers the zones applied to the urban and suburban areas of the City in accordance with the industrial land use designations of the Official Plan, and includes the IP-Business Park, IL-Light Industrial, IG- General Industrial and IH-Heavy Industrial Zones.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

IG – General Industrial Zone (Section 199-200)

Purpose of the Zone

The purpose of the IG – General Industrial Zone is to:

- (1) *permit a wide range of low to moderate impact, light industrial uses in accordance with the **Employment Area** designation of the Official Plan or, the **General Urban Area** designation where applicable;*
- (2) *allow in certain **Employment Areas** or **General Urban Areas**, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;*
- (3) *prohibit retail uses in areas designated as **Employment Area** but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and*
- (4) *provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.*

199. In the IG Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 199(3) to (5);

Zoning: IG6 - Industrial Zone

animal care establishment (By-law 2015-190)
animal hospital
automobile body shop
broadcasting studio
Cannabis Production Facility, contained within a building that is not a greenhouse.
(By-law 2019-222)
catering establishment
crematorium
drive-through facility
emergency service
garden nursery
heavy equipment and vehicle sales, rental and servicing
kennel
leaf and yard waste composting facility
light industrial uses
medical facility
office
park
parking garage
parking lot
personal brewing facility (By-law 2019-41)
place of assembly
printing plant
production studio
research and development centre
service and repair shop
storage yard
technology industry
training centre
truck transport terminal
warehouse
waste processing and transfer facility (non-putrescible) (By-law 2014-289)

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsection 199(3) to (5);
 - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m², and (OMB Order #PL080959, issued September 18, 2009)
 - (c) each use not exceeding 300 square metres of gross floor area;

animal care establishment
automobile dealership
automobile rental establishment
automobile service station
bank
bank machine
bar (By-law 2018-171)
car wash
convenience store
gas bar
instructional facility
personal service business
post office
recreational and athletic facility
restaurant (By-law 2019-338)

IG6 Subzone

- (6) In the IG6 Subzone
- (a) the following use is also permitted:
place of assembly
 - (b) the following uses are prohibited:

animal care establishment
animal hospital
automobile body shop
automobile dealership
automobile rental establishment
automobile service station
car wash
convenience store
crematorium
gas bar
heavy equipment and vehicle sales, rental and servicing
hotel
instructional facility, unless it is limited to computer training
personal brewing facility (By-law 2019-41)
personal service business
restaurant
truck transport terminal (OMB Order #PL080959 issued March 18, 2010)

- (c) the provisions of Section 100(1)(c) do not apply;
- (d) provision (g) in Table 199 regarding maximum floor space index does not apply;
- (e) the provisions of subsections 199 (3)(a), (b), (c), (d), (e) and (f), do not apply and the provisions set out under Table 200C below apply;

TABLE 200C - IG6 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	4 000 m ²
(ii) Minimum lot width	45 m
(iii) Minimum front yard and corner side yard	12 m
(iv) Minimum interior side yard and rear yard	7.5 m
(v) Maximum lot coverage	45%

IG7 Subzone

- (7) the uses listed in Section 199 (2) do not apply, and only the following uses are permitted, subject to Section 199 (2) (a), (b), and (c):

amusement centre
automobile service station
instructional facility
recreational and athletic facility
restaurant (OMB Order #PL080959 issued March 18, 2010)

Get more information

Gillian Burnside
Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com

Ron Milligan
Sales Representative, Vice-President
D +1 613 761 8139
ron.milligan@avisonyoung.com

James Pero
Sales Representative
D +1 613 920 5607
james.pero@avisonyoung.com

