

Zoning Approved Transit-Oriented Residential Redevelopment Opportunity

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FOR SALE
1546 SCOTT STREET
OTTAWA

 CUSHMAN &
WAKEFIELD
Capital Markets





INVESTMENT HIGHLIGHTS



Transit-Oriented, Gateway Location

The Property sits at the gateway to the trendy Hintonburg neighbourhood. Centrally located just west of downtown, Hintonburg enjoys a prime position that balances accessibility with recreational amenities. The location provides residents with direct and convenient access to Ottawa's transportation network. Located a 3-minute walk to Tunney's Pasture, Light Rail Station on the Confederation Line, located just one stop from Bayview Station, the intersection of the Confederation and Trillium LRT lines provides access south to the Ottawa International Airport and east-west connecting the LeBreton Flats and downtown Ottawa. By car, the Property is less than one kilometer from Highway 417.



Abundant Amenities

In addition to superior access to public transit, the general area benefits from a host of urban amenities. The Property is situated a short distance from Wellington Street, a main street featuring a diverse array of boutique retailers and restaurants. The Parkdale Public Market is located 500 meters south of the Site, offering local produce and fresh food from May to October every year. For cyclists and pedestrians, the Property is conveniently located directly across the street from the Trillium Pathway, a multi-use pathway that is part of the 200km NCC Capital Pathway network running throughout Ottawa and Gatineau. CF Rideau Centre and numerous cultural attractions are a few LRT stops away.



Approved Development Concept

In November 2021, a zoning by-law amendment and site plan application for the Site was advanced with the City of Ottawa, with all required property due diligence completed. Zoning approval was received in June 2023 and contemplates a 25-storey residential building with a total gross floor area of 153,492 square feet and 228 residential units. It is anticipated that the site plan application process can be completed in the near-term.



Unparalleled Views

The Project is situated steps from the riverfront and positioned within the Site to provide residents with stunning views of Parliament Hill, Ottawa and Gatineau downtown skylines, bisected by the scenic Ottawa River.



Local Area Investments

Tunney's Pasture station is undergoing an expansion west to Moodie, connecting to Line 3 and Algonquin College (Line 1). This work is expected to be completed in 2026. In addition, a master plan has been advanced for the 121-acre Tunney's Pasture federal campus. The master plan includes ~3,500 residential units, office space for ~25,000 employees and various community uses. The original plan was approved in 2014 and studies and community engagement is being completed to facilitate implementation.

SITE DETAILS

Address	1546 Scott Street, Ottawa
PIN	040340023
Legal Description	PCL 3-3, SEC 58 ; PT LTS 3 & 4, PL 58 , N/S BULLMAN ST ; PT LTS 3 & 4, PL 58 , S/S SCOTT ST ; PT LTS 1290 & 1292, PL 157 , PT LT 1303, PL 157 , PART 6, 8 & 10 , 4R6192 , S/T & T/W LT625664 ; OTTAWA
Land Area	27,164 sf / 0.62 ac
Lot Dimensions	180 ft - Scott Street 187 ft - Depth (irregular)
Existing Improvements	Single-storey commercial building (~6,000 sf)
Zoning	MC12 [22] F (3.0) S99, S100
Official Plan	Mixed Use Centre

APPROVED DEVELOPMENT CONCEPT

Land Area	27,164 sf / 0.62 ac
Total Gross Floor Area	153,492 sf
Residential	151,286 sf
Commercial	2,206 sf
FSI	5.7
Lot Coverage	62.2%
Amenity Space	14,730 sf
Parking	148 spaces
Resident	126 spaces
Visitor	22 spaces
Bicycle Parking	230 spaces
Total Units	228
	132 (1-Bed)
	90 (2-Bed)
	6 (3-Bed)



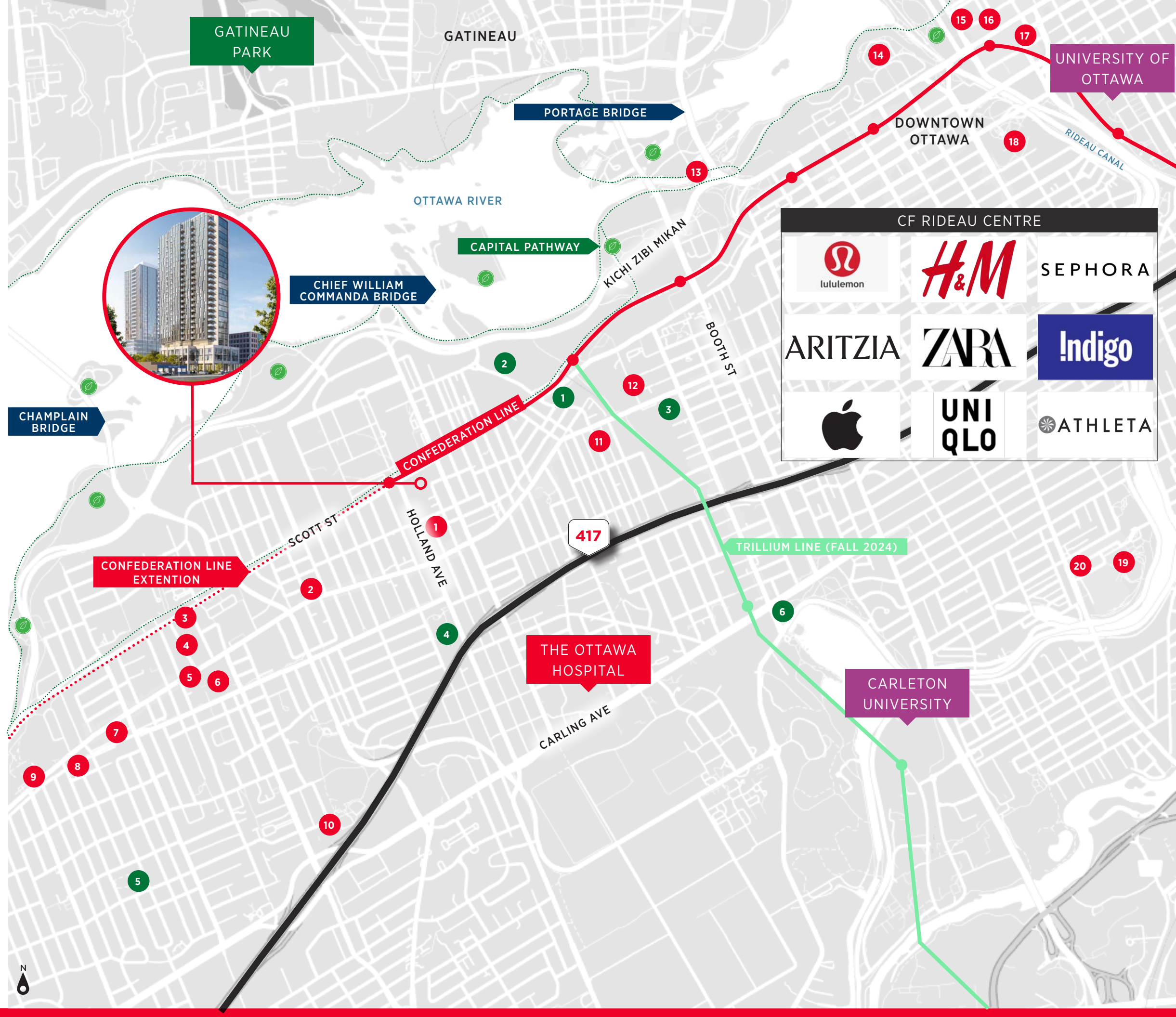
//// Location Overview

AREA AMENITIES

- 1 Parkdale Public Market
- 2 Metro
- 3 Natural Food Pantry
- 4 Farm Boy
- 5 LCBO
- 6 Real Canadian Superstore
- 7 MEC Ottawa
- 8 Clocktower Brew Pub
- 9 The Keg Steakhouse + Bar
- 10 Food Basics
- 11 Dollarama
- 12 City Centre
- 13 Mill Street Brew Pub
- 14 Parliament Hill
- 15 ByWard Market
- 16 CF Rideau Centre
- 17 Ottawa Art Gallery
- 18 Ottawa City Hall
- 19 TD Place
- 20 Whole Foods

COMMUNITY AMENITIES

- 1 Tom Brown Arena
- 2 Cours Bayview Yards
- 3 Plant Recreation Centre
- 4 Fisher Park Community Centre
- 5 Dovercourt Recreation Centre
- 6 Commissioners Park



National Capital Markets Group

SUBMISSION GUIDELINES

Cushman & Wakefield ULC and Cushman & Wakefield Ottawa Inc. have been retained as exclusive advisor (collectively “C&W” or the “Advisor”) to Alvarez & Marsal Canada Inc. as Court-Appointed Receiver (the “Receiver”) of Evoke Developments Ottawa, to seek offers to purchase the residential mixed-use redevelopment opportunity located at 1546 Scott Street, Ottawa (the “Property” or “Site”). Interested parties will be required to execute and submit the Receiver’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers to the Listing Team on the Receiver’s form of Agreement of Purchase and Sale are to be received no later than 5:00pm (Eastern Time) on September 19, 2024.

PRICE

The Property is offered on an unpriced basis.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Dan Rogers, Jeff Lever, Scott Brooker, Nathan Smith, Reilly Hayhurst, Mike Murray & Adam Freedman

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**Broker *Sales Representative