

NEIGHBOURHOOD MAP & REGIONAL MAPS



Nestled on the banks of the majestic Ottawa, Rideau and Gatineau Rivers, Ottawa is one of the most beautiful G8 capitals in the world. A thriving international technology and business centre and world class tourism and convention destination, Ottawa is also rich in culture and heritage with its many national institutions, parklands, waterways and historic architecture. It is home to a large number of foreign embassies and is a recognized centre for both academics and professional training. The city offers an open and welcoming environment to cultures from around the world. A population of over 1.2 million makes the Ottawa region the fourth-largest urban area in Canada. Ottawa is home to such high tech giants as Nortel Networks, Alcatel, Cognos, Tundra, Cisco, MDS Nordion and Entrust. Our technology companies are complemented by companies such as Dell, MBNA Canada, ING Direct, and Clarica. Ottawa is also the home of government organizations such as the Government of Canada, Parliament, the Senate, and the Supreme Court of Canada. With the highest-educated workforce in Canada, Ottawa has more engineers, scientists and PhDs per capita than any other city in the country. With 90 per cent of Canada's industrial telecommunications research and development conducted here, Ottawa is one of the world's top five sites for R&D. According to Statistics Canada, families in Ottawa have one of the highest median incomes of any Canadian city. Finally, Mercer Human Resources International conducted a study that found Ottawa to be the least expensive major city in which to live in North America.

15 ACRE URBAN *Development Opportunity*

**1357 BASELINE ROAD
OTTAWA, ONTARIO**

FORMER LAURENTIAN HIGH SCHOOL



FOR SALE

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jjBarnicke
Worldwide Real Estate Services



1357 BASELINE ROAD

OTTAWA, ONTARIO



DEVELOPMENT OPPORTUNITY

INTRODUCTION

The Ottawa Carleton District School Board has declared this property surplus to their needs and is offering for sale this entirely unique development opportunity within the city limits of Ottawa. Located on Baseline Road, this premium site has extensive frontage at the high exposure Baseline Road / Clyde / Merivale axis providing a variety of intensive development possibilities. An extremely rare infill opportunity in a mature neighbourhood with immediate access to many commercial and retail services all within walking distance, along with easy access to the Queensway (Highway 417)

The property is bounded to the south by Baseline Road and primarily commercial uses; to the west by Clyde Avenue with commercial and high density residential. The northern exposure is residential with a variety of mixed densities and the eastern boundary is flanked with commercial office uses.

LOCATION

At the Northeast corner of Baseline Road and Clyde Avenue, approximately one kilometer from east/west Maitland access to the Queensway (Highway 417).

LEGAL DESCRIPTION

Part of Lot N, Concession A [RF], Ottawa, (formerly Township of Nepean), being Parts 1 and 2, Plan 4R-21712, subject to an easement in favour of the City of Ottawa over Part 2, 4R-21712 [P.I.N. 03998-0087].

AREA

15.36 acres (669,376 square feet) (Approximately)

DIMENSIONS

Baseline Road: +/- 900 feet
Clyde Avenue: +/- 655 feet
Northerly limit: +/- 940 feet
Easterly limit: +/- 731 feet

IMPROVEMENTS

The Laurentian High School facility is a two-storey structure of masonry block construction with basement. The existing facility is 200,183 square feet and was constructed in several phases.

Designed as a secondary school, it offers classrooms, laboratories, workshops, library, gymnasium, cafeteria, auditorium, and administrative offices. All perimeters have security fencing. Detailed floor plans and layout are available in the due diligence package.

ACCESS/EGRESS

Primary access to the site will be from Baseline Road.

ZONING

I1 - "Minor Institutional Zone" (City of Ottawa)

OFFICIAL PLAN - URBAN POLICY PLAN

Subject Property designated "General Urban" and "Arterial Main Street", allowing for residential, office and retail development.

ENVIRONMENTAL STATUS

A recent Phase 2 has been completed and is available for review. In addition a Phase 2B report has identified and quantified a minor spillage of heating oil in the boiler room area. Copies of these reports are included in our due diligence package.

GEOTECHNICAL STATUS

A recent geotechnical analysis has been performed. A copy of this report is available for review through our due diligence package.

DESIGNATED SUBSTANCE SURVEY

Available in due diligence package

SURVEY

Topographical Survey available

MUNICIPAL STATUS

Access to all municipal piped services (water, sewer, storm & sanitary) and public and private utilities (gas, hydro, telephone, cable etc).

GIS & TRAFFIC COUNTS

A geographic information system demographic study, plus (AADT) average annual daily traffic counts is available for review through our due diligence package.

OFFERING PROCEDURE

OCDSB (the Vendor) invites all persons wishing to purchase the Property, to submit to the Vendor an offer (the "Offer") to purchase the Property; such Offer to be executed and delivered on and subject to the following terms and conditions:

1. Form of Offer: Each person who wishes to purchase the Property, (the "Offeror"), shall obtain from J.J. Barnicke Limited a copy of the Vendor's standard form of offer. Any amendments or additions that an Offeror requires be made to the Offer are to be set out in Schedule "C" (Additional Provisions) and attached to the Offer.

Prospective purchasers are encouraged to complete their necessary due diligence prior to submission of their Offer, including but not limited to servicing, transportation and environmental reports. Greater credence will be given to Offers that are unconditional or performance specific, clearly stating all conditions; time sequentially.

2. Offer Deadline: Prior to 5:00 p.m. (Ottawa time) on the 17th day of May, 2007 (the "Offer Deadline"). Offers shall be submitted to JJ Barnicke Limited, 275 Slater Street, Suite 810, Ottawa, Ontario, K1P 5H9, to the attention of Mr. Tom Brethour and Mr. Roger Casagrande

3. The formalized Offering process and a due diligence package is available through the above parties upon request.

OTTAWA MARKET CONTEXT

Residential

Sales of existing houses hit a record in Ottawa last year and new residential construction snapped back strongly in 2006.

There were 13,783 housing resale's in 2006, topping the previous record set in 2004. Last year's total was nearly 700 houses more than in 2005, according to the Ottawa Real Estate Board.

The average price of all types of housing, including condominiums, climbed by almost five per cent to \$255,889.

New residential construction in Ottawa reached 5,845 in 2006, up 18 per cent from 2005, which was the slowest year so far this decade.

The price of a new single family house rose 8.5 per cent to \$384,781 through November, 2006, the most recent figure available according to CMHC.

That increase doesn't include townhouses, condominiums and other multiple-family units which are becoming increasingly popular and more affordable options in the market.

CMHC is forecasting a small decline in new housing construction this year and a fairly stable resale market.

There were 682 resale houses sold in December, compared to 615 a year earlier, according to the Ottawa real estate board.

Retail

Ottawa's retail market remains extremely healthy with strong leasing and new development activity. Despite a 7.0% increase to the total retail inventory, overall vacancy is down to 3.0%. Big box centres continue to experience rapid growth in retail sales and market share, representing 21.0% of all retail space in Ottawa with an overall vacancy rate of a mere 0.6%. While Wal-Mart and Loblaws continue to compete for market share, Lowe's is expected to enter the Ottawa home improvement market in 2007/2008.

There is currently half a million square feet of new retail space under construction, with another 4.7 million square feet proposed. The biggest challenge facing retailers is the scarce availability of vacant serviced land within the city limits. As a result, some opportunities are springing up in growing communities just outside of Ottawa.

Office

Ottawa's overall vacancy rate declined in 2006 from 7.5% to 6.0% due to the rebound in the tech sector and the Federal Government's healthy appetite for space. Overall net absorption exceeded nearly 1.0 million square feet in 2006.

Rental rates for downtown Class A space range from \$24.00 - \$28.00 per square foot net and are expected

to increase 1.7% in 2007. In the suburbs, rental rates for Class A space range from \$14.00 - \$19.00 per square foot net and are projected to rise by 4.9% in 2007.

Ottawa saw the completion of three new office buildings totaling 590,000 square feet in 2006. Four office buildings are currently under construction and slated for completion in 2007, totaling 820,000 square feet. With tightening market conditions and limited large blocks of contiguous space, particularly downtown and in Kanata, expect to see additional buildings break ground in 2007.

Source: City of Ottawa - 2005 Development Report / J.J. Barnicke Limited / Ottawa Citizen

