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Development opportunity for 495+ or 216+/279+ units in Wateridge, Ottawa



The 1.7-hectare site (made up of 0.66- and 1.0-hectare parcels) within the 131-hectare Wateridge community in Ottawa is planned for mixed-use and residential development, with a minimum of 495 residential units or 216/279 residential units. The design focuses on sustainability, heritage and connectivity, incorporating low-impact development techniques.

IMPORTANT

The application window for this property is now closed. The proposals submitted are being evaluated.

Former military base near Ottawa's downtown is ideal for urban reintegration and mixed-use development

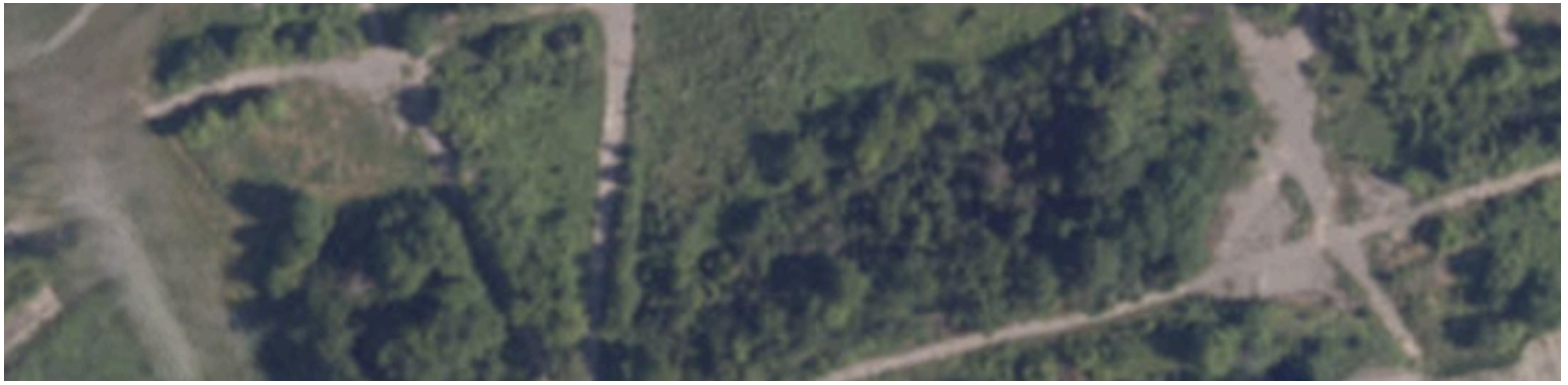
The 1.7 hectares site, made up of 2 parcels measuring 0.66 and 1.0 hectares, of the former Canadian Forces Base Rockcliffe, only 5 kilometres from Ottawa's downtown core, present a great opportunity to experience urban reintegration, quality of life and factors important in developing a community where residents can live, work, learn and play.

In the fall of 2023, according to CMHC's Housing Market Information Portal, the vacancy rate for the Ottawa area was 2.20% and the rental market universe consisted of 79,463 units. The current zoning for the subject site is General Mixed Use Zone.

■ This property is being offered by Canada Lands Company through the Federal Lands Initiative.

Property Photos





Property Location

Property Description

Wateridge Village is the largest undeveloped piece of land within Ottawa's Greenbelt. The property has been owned primarily by Canada Lands Company. The total site area is 131 hectares.

Development in the community design plan will have focus on:

- compact and complete mixed-use forms
- transit and pedestrian connections to the surrounding city fabric
- enhancement of the existing natural environment
- prioritizing non-vehicular movement
- respecting the heritage and legacy of the Algonquin peoples
- commemorating the military heritage of the site
- designing the development as an attractive, compact urban community with aesthetically interesting and sustainable urban neighbourhoods

Low impact development techniques will be the hallmark of the Wateridge community. The site being marketed is 1.7 hectares (4.1 acres) within 2 adjacent parcels (Blocks 2 and 3, 0.66 and 1.0 hectare respectively). It is planned for low to mid-rise residential and mixed-use blocks. The location is near future sites for 2 elementary schools, a large community park and a town square.

The site is now available as a combined site (both parcels) or as individual sites (Block 2 or Block 3). While a combined site development is preferred, strong proposals for individual parcels will also be considered. Clearly indicate in your application whether your proposal is for the combined site or individual parcel(s).

Phase 4 is situated on Codd's Road at Hemlock Road. The lot is fully serviced.

The Site will be leased to the successful Proponent for a duration of 99 years. Affordability must be maintained throughout the lease term. This supports the Government of Canada's commitment to making federal properties available to housing providers. It also helps ensure that public lands remain public and affordable homes stay affordable.

Land Identifier:	<ul style="list-style-type: none">CLC_LH_ON_OTT_L002 for the combined siteCLC_LH_ON_OTT_L002-2 for Block 2 onlyCLC_LH_ON_OTT_L002-3 for Block 3 only
Property Address:	Approximately Codd’s Road and Winisik Street, Ottawa, ON
Legal Description:	Block 2 4M 1718 Block 3 4M 1718
Site Area:	Block 2: 6617.7 sq m, Block 3: 9959.8 sq m
Services:	Full municipal services available
Zoning:	GM31 H20
Improvements:	None, vacant lot

PRO TIP

Request the Property Application Guide for more details on requirements.

MINIMUM REQUIREMENTS

1. Minimum number of units

- Combined site:** You must seek to create an affordable housing development that includes a minimum of 495 units at the site.

- **Block 2 only:** You must seek to create an affordable housing development that includes a minimum of 216 units at the site.
- **Block 3 only:** You must seek to create an affordable housing development that includes a minimum of 279 units at the site.
- You must ensure your proposal is compliant with existing zoning requirements, as proposals featuring zoning changes or variances will not be accepted.

2. Affordability

In planning the affordability component of your proposal, you must ensure a minimum of 30% of total units have rents below 80% of the Median Market Rent in Ottawa and the affordability must be maintained throughout the term of the 99-year lease.

3. Energy efficiency

You must demonstrate that your project is designed to meet or exceed one of the following options:

- **Option A:** A minimum 25% decrease in energy consumption and greenhouse gas (GHG) emissions compared to the same project designed to the requirements of the 2015 National Energy Code for Buildings (NECB) or the 2015 National Building Code (NBC).
- **Option B:** A minimum 15% decrease in energy consumption and GHG emissions compared to the same project designed to the requirements of the 2017 NECB.

4. Accessibility

You must demonstrate that your project is designed to meet or exceed one of the following options:

- **Option 1:** 20% of all units within the project meet or exceed accessibility standards as prescribed in Table A of the National Housing Strategy Federal Lands Initiative Energy Efficiency and Accessibility Tables and that access to the project and its common areas is barrier free.
- **Option 2:** The entire project (common areas and dwelling units) has full universal accessibility design.

5. Evidence of community need

You must provide a clear description of the need being met and at least 1 of the following:

- Market Feasibility Study which includes the quantitative and qualitative indicators demonstrating need and estimated absorption time.
- Letter of support from the municipality.
- Waiting lists for social or affordable housing in the community.

6. Experience

- You must have a minimum of 5 years of experience in construction and property management of projects of similar size and scope as that being proposed.

7. Financial Viability

You must demonstrate that your residential project will meet a minimum debt coverage ratio of 1.10.

Eligibility

The Federal Lands Initiative is open, but not limited, to the following groups:

- community housing organizations
- non-profit organizations or registered charities
- co-operative housing organizations
- municipal, provincial and territorial governments including their agencies
- Indigenous governments and organizations, including tribal councils
- for-profit organizations
- non-profit and for-profit organizations with a seniors focus

Interested applicants must demonstrate in their response to this competition how they will meet or exceed minimum requirements.

RESOURCES

Explore our application resources:

- [Federal Lands Initiative Application Guide \(PDF\)](#).
- [Energy Efficiency and Accessibility Requirements Guide \(PDF\)](#).

Please contact your Indigenous and the North Housing Solutions Specialist or Multi-Unit Housing Solutions Specialist at contactcentre@cmhc.ca or [1-800-668-2642](tel:1-800-668-2642) to request the Property Application Guide and access to the Data Room.

ABOUT THIS COMPETITION

The Federal Lands Initiative is launching a competition to seek a proponent to lease the subject property parcel(s) to develop an affordable housing project(s) with a minimum of 495 (or 216/279) residential units that will meet or exceed certain minimum criteria. The property will be available for lease at a discounted to no cost. The lease price will be determined based on the level of social outcomes achieved.

Proponents must clearly state the outcomes they are committing to achieve and support these outcomes with detailed supporting documentation. For the Federal Lands Initiative to select a successful proponent, it must receive a completed application and all mandatory supporting documentation.

Interested in This Property?

Please connect with your Indigenous and the North Housing Solutions Specialist or Multi-Unit Housing Solutions Specialist at contactcentre@cmhc.ca or [1-800-668-2642](tel:1-800-668-2642)

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