

For Sale

378 Leighton Terrace

URBAN RESIDENTIAL
DEVELOPMENT OPPORTUNITY

WESTBORO

Sale conducted through court appointed receiver

Lennard:



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378 Leighton Terrace

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by MNP LTD. Court Appointed Receiver of Ashcroft Homes – 108 Richmond Road Inc. (“Court Appointed Receiver”) to facilitate the sale of the development site located at 238 Leighton Court, Ottawa, Ontario. The sale of this property is to be completed through the Court Appointed Receiver.

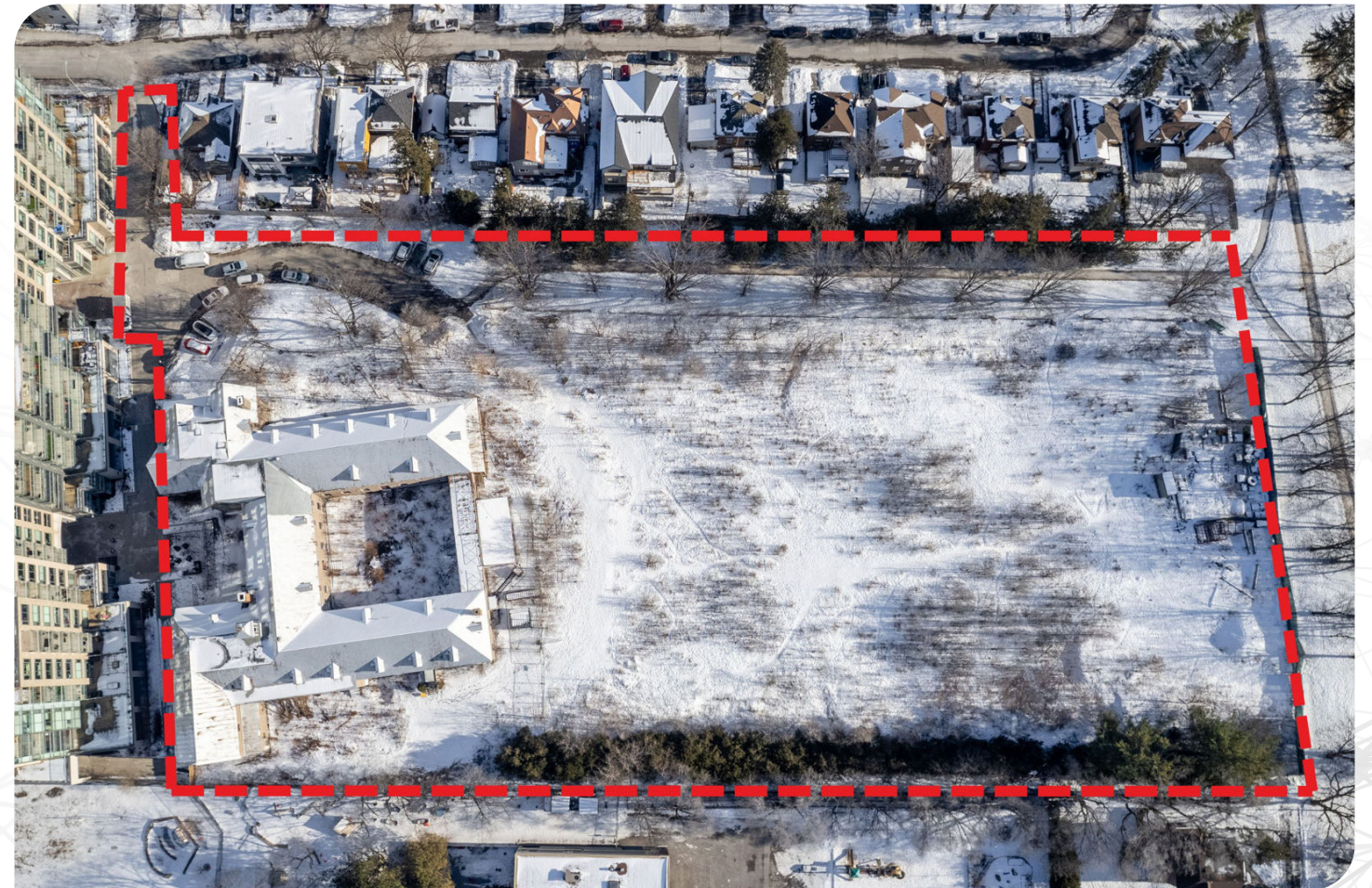
The 4.23 acre site is currently improved with the former “Seours de la visitation” monastery and is now vacant.

Concept plans suggest development of up to 496 units within varied building types as well as commercial units within the renovated monastery building. The buildings consist of a mix of purpose-built rentals and a senior’s residence. Proposed Gross Floor Area (GFA) totals approximately 360,500sf.

The monastery is subject to a “Heritage Designation” where parts of the building are to be retained.

The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisor on the submission date.

Agreements to purchase must be presented on the Vendor’s form of offer and will be accepted on May 28, 2025. Once an agreement has been secured, the Court Appointed Receiver will present offer to the courts for final approval and vesting order.



Key Highlights

- Great opportunity to purchase a main street property in a high traffic area
- Located in the “Westboro” community, one of Ottawa’s most prominent and desirable neighborhoods and situated a short walk from Ottawa’s light rail transit system
- Sale being conducted through a “Court Appointed Receiver”
- 4.23 acres of land available for use
- Site of the former “Seours de la visitation” monastery
- Property benefits from two distinct zonings:
 - » 1) Traditional Mainstreet and
 - » 2) Residential Fifth Density
- Surrounded by an abundance of public amenities such as parks, schools, shopping, restaurants and bars



Property Overview

Civic Address	238 Leighton Terrace, Ottawa, Ontario
PIN	040210451
Legal Description	Part of Lot 13 Plan 449 and Part of Block C Registered Plan 152, City of Ottawa. Being Parts 2, 3 and 7 on Reference Plan 4R-28155. Subject to an Easement in Gross over Parts 2 and 3 on Reference Plan 4R-28155, as in OC1430889. Subject to an Easement in Gross over Part 3 on Reference Plan 4R-28155 as in OC1455884. Subject to an Easement as in OC1455885. Subject to an Easement as in OC1457862. Subject to an Easement in Gross as in OC1595888
Site Area	4.23 acres (184,213sf)
Year Built	Former Monastery built circa 1910 and is currently vacant
Zoning	Part A: TM[2570] S397 – Traditional Mainstreet; TM[1763] S256 – Traditional Mainstreet; O1[1763] S256 – Parks and Open Space Part B: R5B [1763] S256 – Residential Fifth Density Zone; O1[1763] S256 – Parks and Open Space
Transect Policy Area	Inner Urban Transect
Land Use Designation	Part A: Mainstreet Corridor, Evolving Neighbourhood, Greenspace Part B: Neighbourhood, Evolving Neighbourhood, Greenspace
Current Improvements	Part A: Currently improved with a former convent building, now vacant Part B: Lands are vacant and unimproved
Asking Price	Being offered to market unpriced under a bid process. Contact listing agent for process details

Proposed Development & Planning Status

The proposed development was to be developed in 2 distinct phases:

Phase 1: With Site Plan Approval pending which requires resubmission addressing key points and final heritage permit for the development of a nine-storey, 187 unit rental apartment building (138,865sf GFA) connected to a re-furbished convent building (altered and portions demolished) which will feature 17 residential apartment units (13,705sf GFA) and 15,500sf of commercial space. A garage would be built beneath the residential building with a driveway that connects to the right-in/right-out connection to Leighton Terrace. A total of 165 parking spots are planned of which 160 within the two-storey underground garage.

Land has planning entitlements established under the previous official plan designation of Traditional Mainstreet. In order to secure site plan approval an applicant would need to provide a resubmission to address some remaining technical comments and obtaining a heritage alteration permit for the convent (as per the planner on file).

Once Site Plan approval is obtained, the applicant has one year to enter into a site plan agreement with the City of Ottawa, or the approval lapses (unless they obtain an extension).



Proposed Development & Planning Status

The proposed development was to be developed in 2 distinct phases:

Phase 2: Zoning entitlements for development of two buildings. It suggests developing a 4 storey, 88 unit apartment building (78,639sf GFA) and a 9 storey 204 unit senior's retirement building (113,708sf GFA). 250 parking stalls will be provided in an underground garage linked to the Phase 1 development. The intent is for this second phase to use a driveway connection to Byron Avenue.

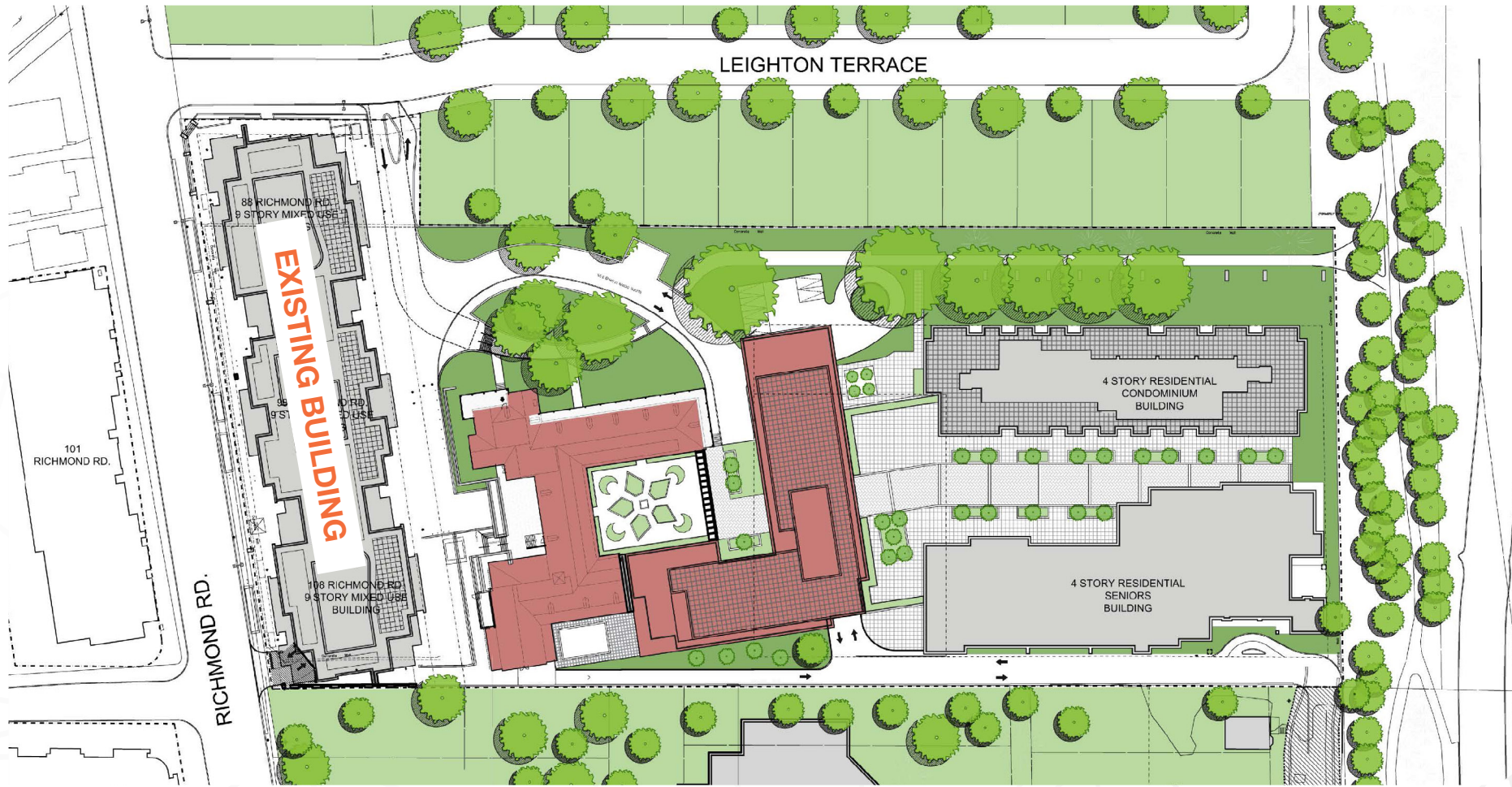
Lands are zoned for a proposed residential/ seniors retirement home development. If no zoning compliance issues, the next step would be to proceed through a Site Control process and once completed and approved could obtain a building permit.

It is noted that there would be no requirement for the Subject Property to provide a Cash-lieu of Parkland development fee as they have already provided a park and open space corridor within the development site.

This portion of the property does not have formal frontage on a public street (Byron Linear Park separates the site from Byron Avenue). It may be possible to obtain a permanent encroachment agreement or other agreement with the city for access to Byron Avenue.

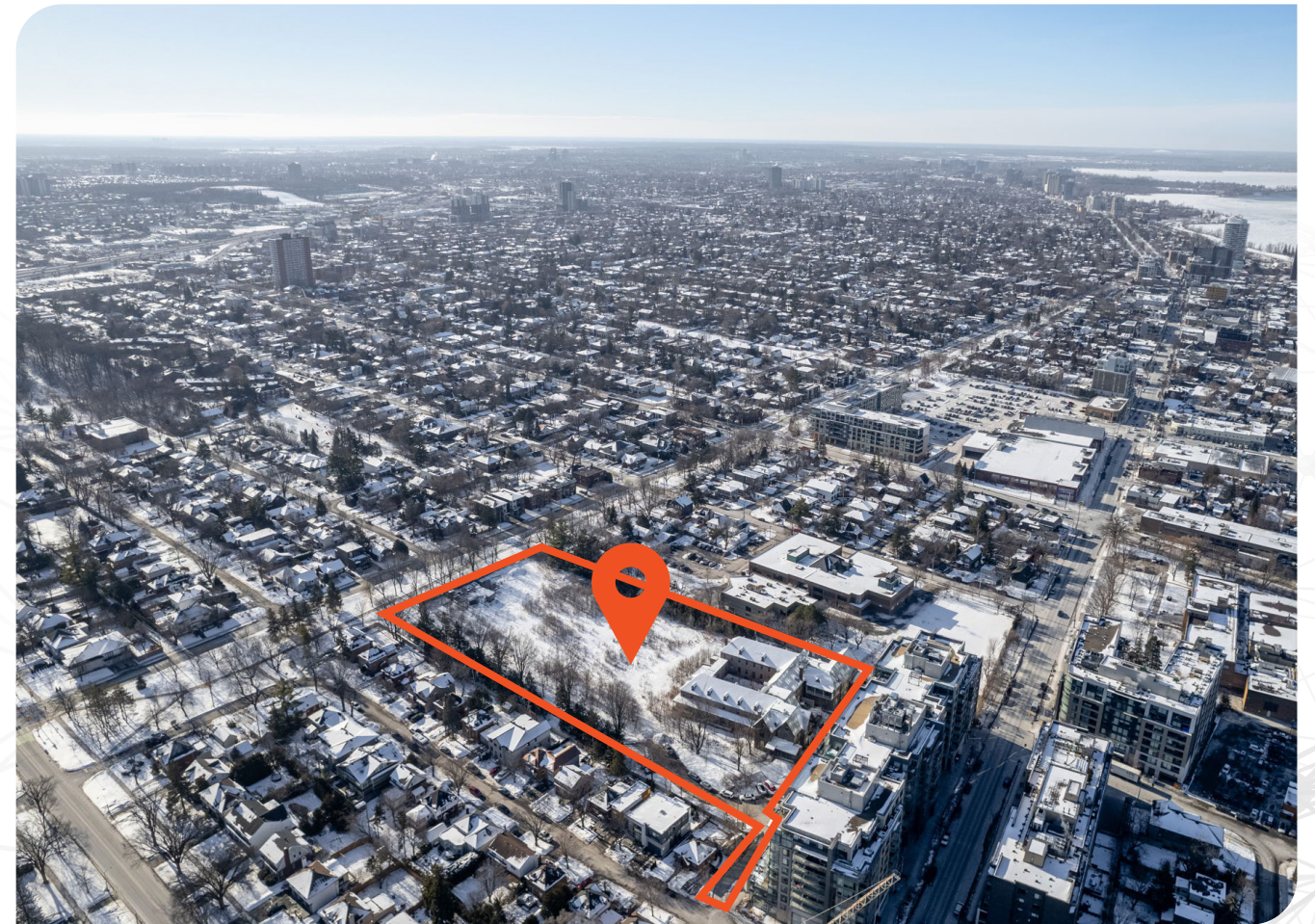


Proposed Site Plan



Heritage Designation & Plan

- A conservation plan was completed in February 2023 which update a previous plan from 2018 (as it had expired).
- The original structure on the site was completed in 1865 as a private residence and purchased by the “Soeurs de la Visitation”, a cloistered Visitandine Order in 1910. The Monastery in Ottawa was there last new monastery in North America. Additions were added to the house over time which consisted of four wings around a central courtyard. The property was sold in 2010 and has remained vacant since.
- The site as a whole is designated under Part IV of the Ontario Heritage Act and identifies a number of key heritage attributes.
- A full report is included in the data room which can be accessed with an executed “Confidentiality Agreement”.
- A fully detailed architectural design brief outlines how parts of the monastery can be rehabilitated and incorporated into the design of the 9-storey apartment building.
- Plans called for the demolition of the southern part of the west wing and all the south wing of the monastery building with the demolished sections being infilled with a new “L-shaped” residential building. The north wing and the north half of the east wing would be repurposed as commercial space (i.e. restaurant) and the remaining space would be used for amenities space for tenants to the project.
- A Heritage permit which allowed the proposed work was granted to the developer in 2018.



Gallery



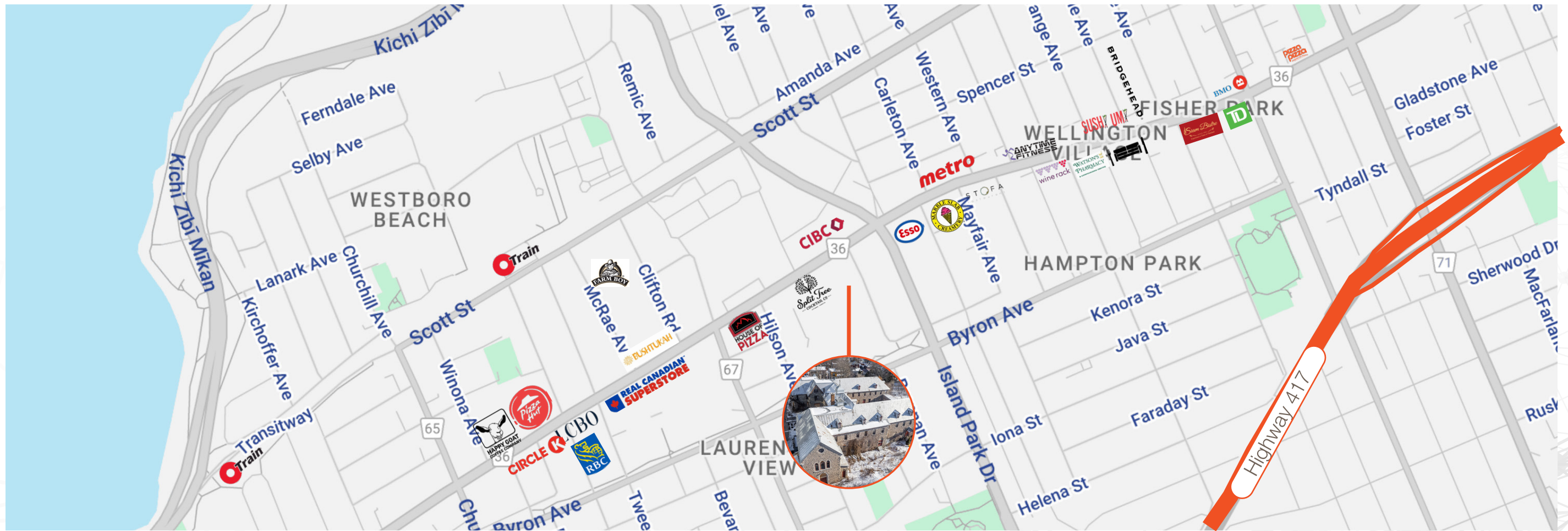
Location



The subject Property is located within the Westboro neighbourhood of Ottawa. The neighbourhood is bounded by the Ottawa River to the North, Island Park Drive to the East, Tweedsmuir to the west, Carling Avenue to the South.

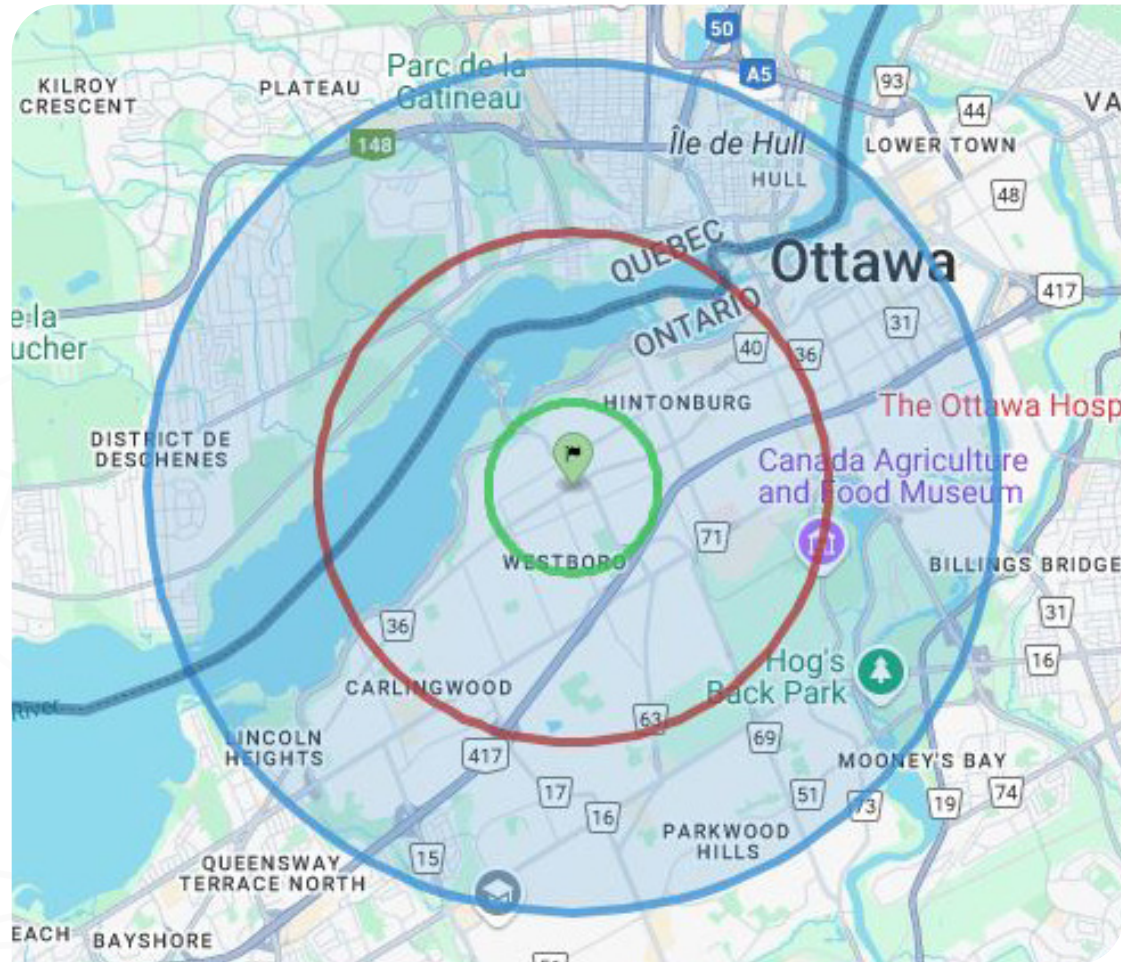
Westboro is characterized by a wide-ranging mix of land uses and densities, ranging from mid-rise mixed-use buildings, low-rise residential and commercial uses, and institutional uses.

Amenities



Neighborhood and Demographics

The property is located at the site of the former “Seours de la Visitation” Convent, and is bounded by Richmond Road to the North, Leighton Terrace to the East, Hilson Avenue to the west, and Byron Avenue to the South.



Total Population

1 KM: 11,235
3 KM: 66,372
5 KM: 197,900



Average Household Income

1 KM: \$ 173,524.30
3 KM: \$ 128,040.60
5 KM: \$ 112,895.80



Average Age

1 KM: 42.2
3 KM: 41.8
5 KM: 41.8



LRT Stations

0.8 KM: Westboro
1.3 KM: Tunney's Pasture
1.8 KM: Dominion 2A



Highway Access

1.8 KM: Highway 417
9.2 KM: Highway 416
13.1 KM: Highway 174



Points of Interest

2.8 KM: Gatineau
6.6 KM: Downtown Ottawa
8.9 KM: Britannia Beach

Property Zoning



Phase 1 lands (includes former convent):

Official Plan: Inner Urban transect, Mainstreet Corridor, Evolving Neighbourhood, Greenspace

Secondary Plan (Richmond Road/ Westboro): East Village (Sector 4)

Zoning: TM [2570] S397 – Traditional Mainstreet
 TM [1763] S256 – Traditional Mainstreet
 O1 [1763] S256 – Parks and Open Space

Phase 2 lands:

Official Plan: Inner Urban Transect, Neighbourhood, Evolving Neighbourhood, Greenspace.

Secondary Plan (Richmond Road/ Westboro): No designation. Adjacent to East Village (Sector 4)

Zoning: R5B [1763] S256 – Residential Fifth Density Zone.
 O1 [1763] S256 – Parks and Open Space

Offering Process

Dataroom Information

Once having completed a Confidentiality Agreement “CA”, interested parties will have access to the necessary technical information and documentation in support to analyze the due diligence information.

Please contact listing agent to Receive CA

Dataroom Information

Based on information contained in this marketing package, the electronic dataroom and any other due diligence, prospective purchasers are invited to submit their offers on The “Vendor’s Form of Offer” (available in dataroom).

Offers to be submitted on May 28, 2025

Offer Acceptance

Preference will be given to offers that are submitted without conditions.

Once an offer has been accepted and any conditions waived, the Court Appointed Receiver will then present the offer to the courts for its acceptance and closing to be completed once court has approved the sale.

Agency Disclosure

All brokerages representing prospective purchasers will be required to identify their clients and have them complete the CA to gain access to the Dataroom. The advisor retains the right to preclude cooperation with brokerages representing clients with whom communication has already been initiated.

Contact for more information:



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