

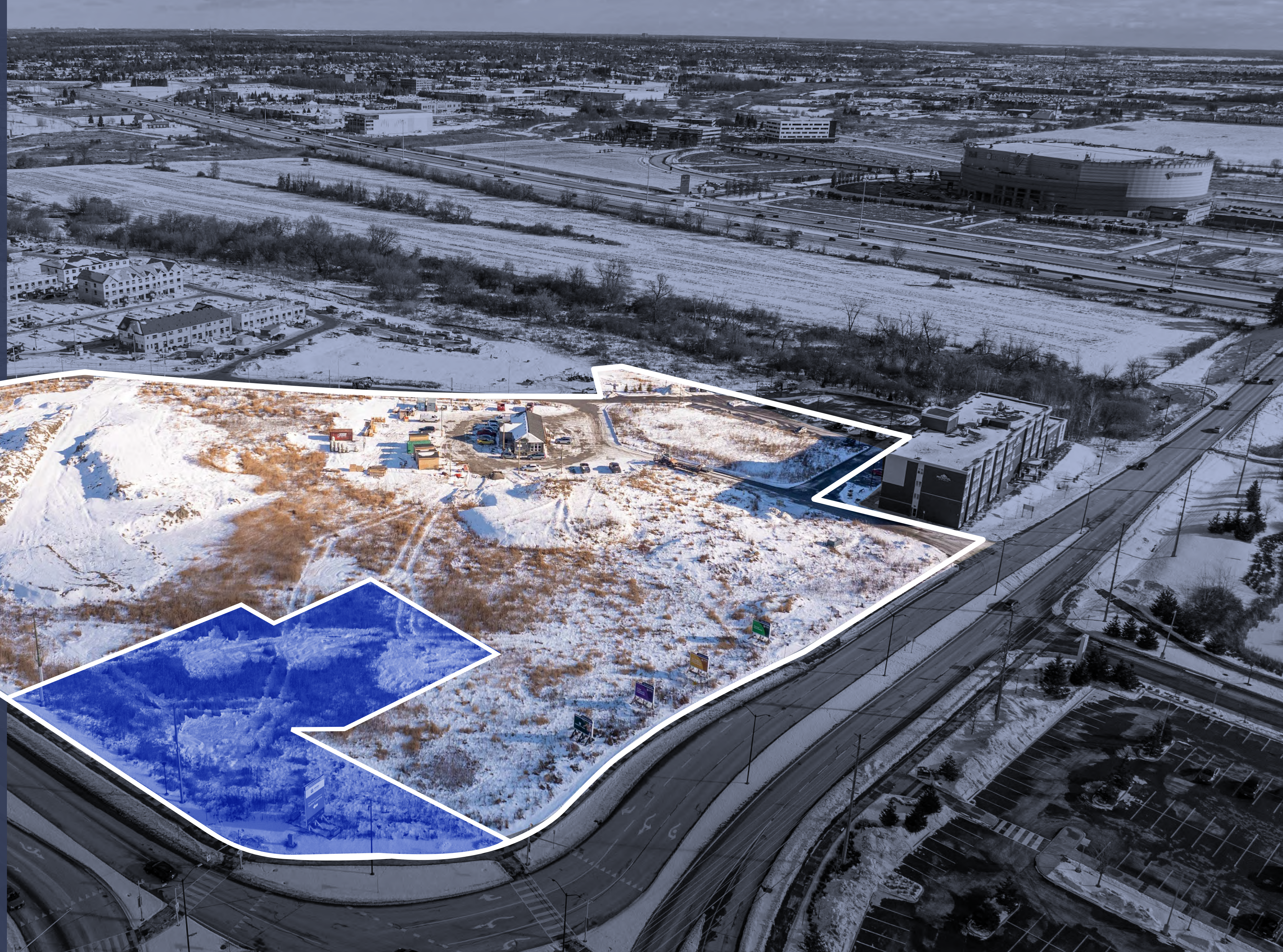
346

HUNTMAR
DRIVE

KANATA, ON

Development
Land For Sale

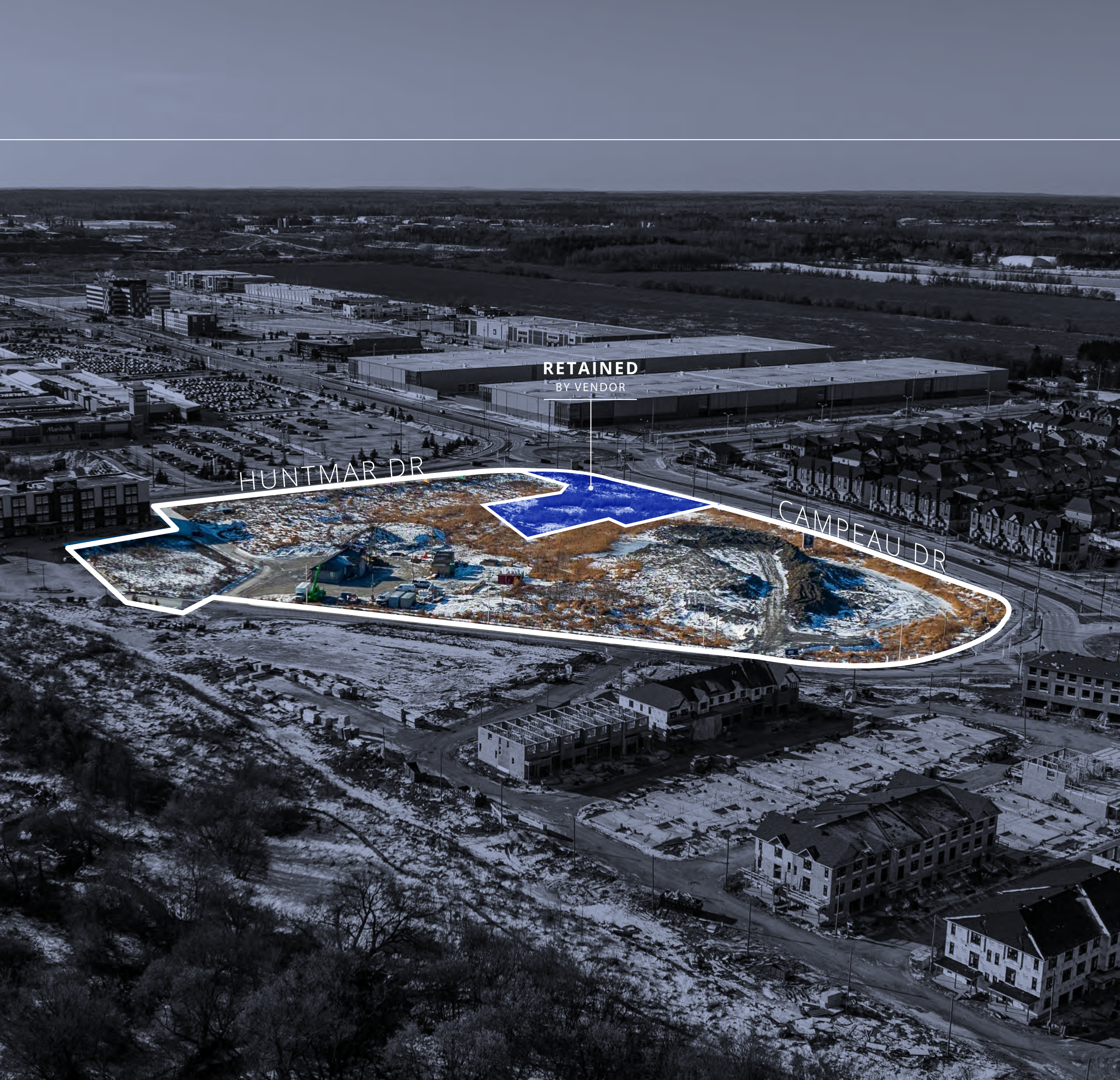
Colliers



PROPERTY **OVERVIEW**

Located at the southeast corner of Huntmar Drive and Campeau Drive, just north of the Microtel Inn & Suites Wyndham, **346 Huntmar Drive** offers 9.61 acres of prime development land. Zoned MC H(45) (Mixed-Use Centre with a 45-meter height allowance), the property presents versatile opportunities for commercial or mixed-use projects. This strategic location is within close proximity to key amenities, including Tanger Outlets, the Canadian Tire Centre, and the growing Arcadia residential community. With easy access to Highway 417 and public transit options, 346 Huntmar Drive is ideally positioned for long-term growth and development.

ADDRESS	346 Huntmar Drive Kanata, ON
PROPERTY AREA	Located In Kanata at the corner of Huntmar and Campeau Drive
PROPERTY SIZE	9.6 Acres (1 acre is being retained) 8.6 Acres (post severance)
LEGAL DESCRIPTION	BLOCK 1, PLAN 4M1563, EXCEPT PARTS 1, 2 AND 3 ON PLAN 4R-30733 AND 4M1661; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 4R29594 AS IN OC1811232 TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 1, PLAN 4M1563; DESIGNATED AS PARTS 2, 3 PLAN 4R-30733 AS IN OC1973345 SUBJECT TO AN EASEMENT OVER PARTS 4, 5, 7 ON PLAN 4R-30733 IN FAVOUR OF PART OF BLOCK 1, PLAN 4M1563; DESIGNATED AS PARTS 1, 2, 3, PLAN 4R-30733 AS IN OC1973345 CITY OF OTTAWA
PIN NUMBER	045101082
PROPERTY TYPE	Mixed Use Development Land
ZONING	MCH(45)
ASKING PRICE	\$12,470,000



ZONING

The purpose of the MC – Mixed-Use Centre Zone is to:

- 1. Ensure that the areas designated Mixed-Use Centres in the Official Plan, or a similar designation in a Secondary Plan, accommodate a combination of transit-supportive uses such as offices, secondary and post secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, day care centres, retail uses, entertainment uses, service uses such as restaurants and personal service businesses (By-law 2015-293)
- 2. Allow the permitted uses in a compact and pedestrian-oriented built form in mixed-use buildings or side by side in separate buildings;
- 3. Impose development standards that ensure medium to high profile development while minimizing its impact on surrounding residential areas.

The following uses are permitted subject to:

- (a) the provisions of subsections (2) to (4); and

(b) principal use parking lots other than rapid-transit network park and ride facilities, being located at least 600 metres from a rapid transit station;

amusement centre

animal care establishment

animal hospital

apartment dwelling, low rise apartment dwelling, mid rise (By-law 2014-292)

apartment dwelling, high rise (By-law 2014-292)

artist studio

bank

bank machine

bar

broadcasting studio

cinema

click and collect facility (By-law 2016-289)

community centre

community health and resource centre

convenience store

court house

day care

diplomatic mission, see Part 3, Section 88

drive-through facility

dwelling units

emergency service

group home, see Part 5, Section 125

home-based business, see Part 5, Section 127

home-based day care, see Part 5, Section 129

hospital

hotel

instructional facility

library

medical facility

municipal service centre

museum
- nightclub

office

parking garage

parking lot

payday loan establishment (By-law 2017-302)

personal brewing facility (By-law 2019-41)

personal service business

place of assembly

place of worship

planned unit development, see Part 5, Section 131

post office

post-secondary educational institution

production studio

recreational or athletic facility

research and development centre

restaurant

retail food store

retail store

retirement home

retirement home, converted, see Part 5, Section 122

rooming house,

school

service and repair shop

shelter, see Part 5, Section 134

sports arena

stacked dwelling, see Part 5, Section 138 (By-law 2010-307)

storefront industry, see Part 3, Section 99 (By-law 2018-171)

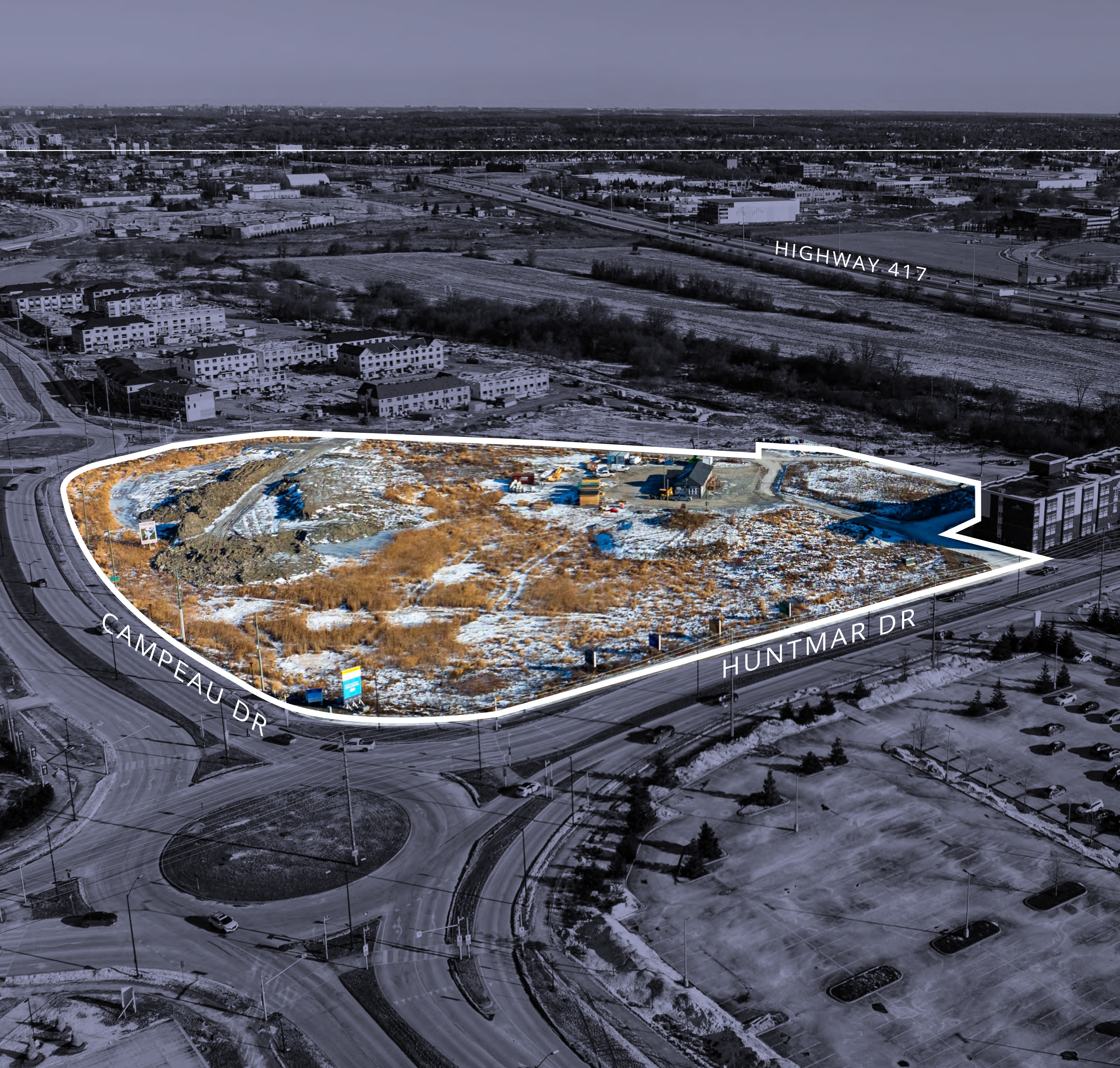
technology industry

theatre townhouse dwelling , see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)

training centre

urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)





LOCATION OVERVIEW

Situated in the thriving west-end suburb of Kanata, 346 Huntmar Drive offers an exceptional location for businesses looking to benefit from a dynamic mix of retail and industrial growth. The property is positioned just minutes from Highway 417 and provides excellent regional connectivity, facilitating swift access to downtown Ottawa and surrounding communities.

This address is steps away from Tanger Outlets, a premier retail destination offering various shopping and dining options. Recent industrial developments, including Rosefellow's modern facilities on Huntmar Drive, are transforming the area into a hub for commerce and innovation. The adjacent Minto Arcadia community adds vibrancy to the locale with its growing population, ensuring a strong customer and talent base.

Proximity to the Canadian Tire Centre, home to the Ottawa Senators and a venue for major concerts and events enhances the area's profile as a bustling commercial node. Public transit options, including nearby bus routes and plans for future expansion, make the site accessible for employees and visitors alike.

AMENITIES MAP

SHOPPING

- 1 Tanger Outlets Ottawa
- 2 Bass Pro Shops
- 3 Princess Auto
- 4 Costco Wholesale
- 5 Grant Crossing
- 6 Sobeys Kanata
- 7 Palladium Auto Park
- 8 Walmart Supercentre
- 9 Structube Ottawa
- 10 Signature Centre
- 11 Canadian Tire
- 12 Kanata Centrum Shopping Centre
- 13 Farm Boy
- 14 Food Basics
- 15 Autoshack

DINING

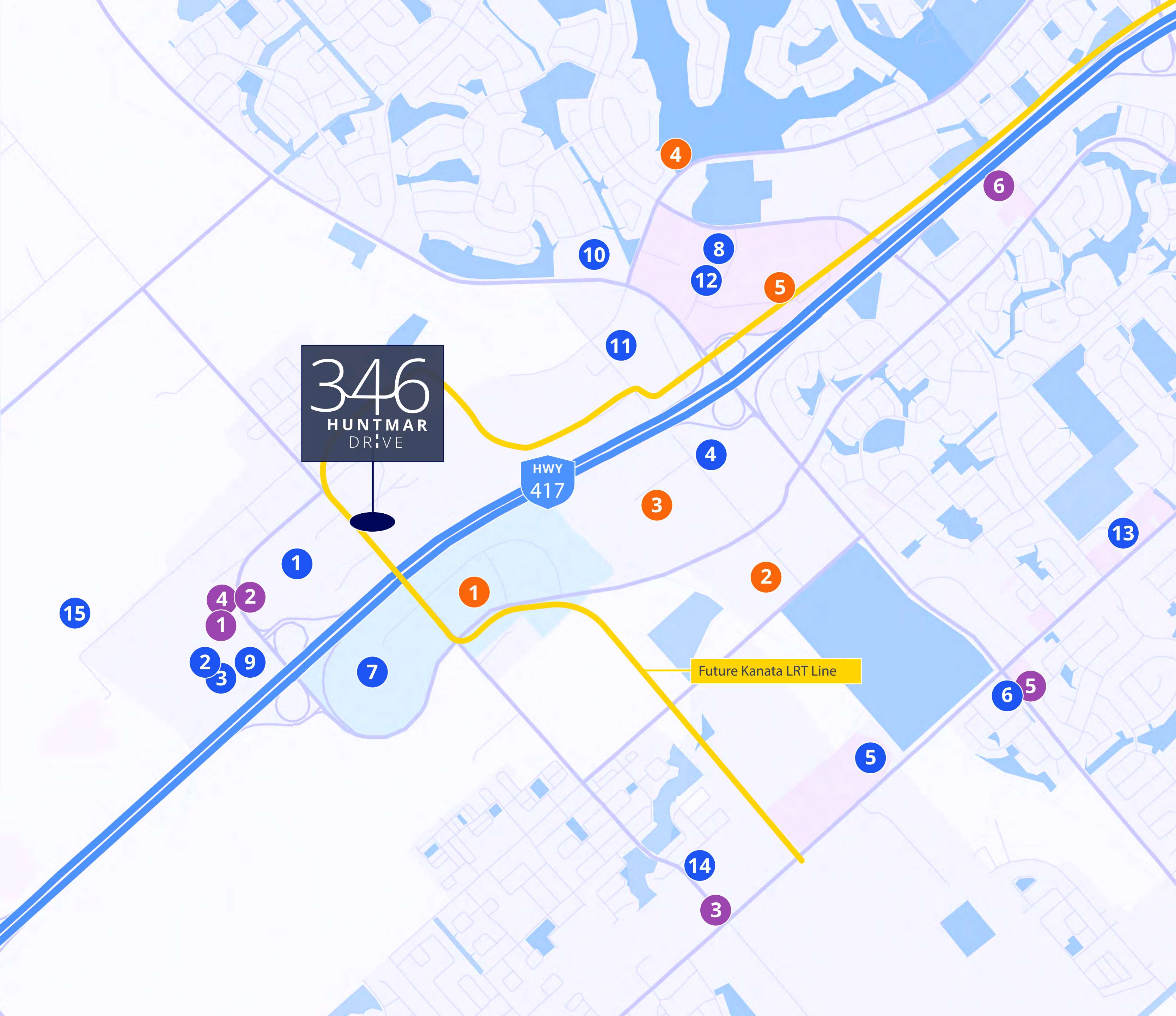
- 1 Tim Hortons
- 2 Chick-fil-A
- 3 The Keg
- 4 McDonald's
- 5 Kanata Noodle House
- 6 Mandarin Restaurant

RECREATION

- 1 Canadian Tire Centre
- 2 Bell Sensplex
- 3 MOVATI Athletic
- 4 Kanata Golf & Country Club
- 5 Landmark Cinemas

Drive Times

HIGHWAY 417	2 Min
HIGHWAY 416	9 Min
DOWNTOWN OTTAWA	22 Min
OTTAWA INTERNATIONAL AIRPORT	26 Min



DEMOGRPAHICS



TOTAL POPULATION

175,082



TOTAL DAYTIME POPULATION

172,478



TOTAL HOUSEHOLDS

61,350



AVERAGE HOUSEHOLD INCOME

\$166,963



LABOUR EMPLOYMENT RATE

92.8%



346

HUNTMAR DRIVE

KANATA, ON

JORDAN LOVETT*

Vice President

+1 613 683 2239

jordan.lovett@colliers.com

MICHAEL PYMAN*

Vice President

+1 613 683 2202

michael.pyman@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. *Sales Representative

