

NCC – Development Properties

| Address | Size (Hectares) | Units (Estimate) | Zoning (Final) | Status (Land Bank / CMHC) |
|---|--------------------|---------------------|-------------------|------------------------------|
| McCarthy Corridor (excluding Woods) | 103.0 | 2,500 | Mixed* | Potential release |
| Southern Corridor (Woodroffe-Merivale) | 38.2 | 1,000 | INZ* | Open for feedback |
| Sub-total – Greenspace Corridors | 141.2 | 3,500 | | |
| Hurdman North (Riverside / Hwy 417) | 18.1 | 4,000 | H2 | Open for feedback |
| 315 Terminal Ave (near Hurdman) | 1.0 | 300 | H2 | Open for feedback |
| 1460 Riverside Dr. (near Hurdman) | 0.9 | 220 | H2 | Submission review |
| 2169 Riverside Drive (Billings Bridge) | 4.0 | 290 | CM2/EP | Released 03/26 |
| Sub-total – Alta Vista | 24.0 | 4,810 | | |
| 1730 Robertson Road | 5.4 | 500 | GBR* | Open for feedback |
| Baseline / Cedarview | 4.0 | 200 | GBR* | Open for feedback |
| Subtotal – Greenbelt | 9.4 | 700 | | |
| Sussex Drive (Stanley / Mackay) | 2.6 | n/a | SDP1 | Potential release |
| 210 Laurier (Gatineau) | 2.5 | 400 | n/a | Open for feedback |
| 1055 Aylmer Road (Gatineau) | 0.6 | 200 | n/a | Open for feedback |
| 529 Richmond Road (near Maplelawn) | 0.6 | n/a | MS1 | Open for feedback |
| 1200 Ledbury Ave. (near Greenboro) | 0.5 | 240 | DR2* | Submission review |
| 1100 Canal Woods Terr. (near Carleton) | 0.3 | 40 | DR2* | Released 03/26 |
| Subtotal - Others | 7.1 | 880 | | |
| Total | 181.7 | 9,890 | | |

*Requires re-zoning for residential uses.

Legend

Mixed Zones: Greenspace, Open Space Facility, Recreation, Neighbourhood Mixed Use

INZ: Institutional Zone

H2: Hub Zone

CM2: Minor Corridor Zone

EP: Environmental Protection Zone

GBR: Greenbelt Rural Zone

SDP1: Special District Zone - Parliamentary and Confederation Boulevard

MS1: Mainstreet Corridor Zone

DR2: Development Reserve Zone

Notes

- **Size.** The NCC owns over 180 hectares of land which have been (or are likely to be) placed in the Canada Public Land Bank for residential or mixed-use development. By far the largest parcels are the NCC's two greenspace corridors (a total of 141.2 hectares). The McCarthy Corridor (103.0 hectares), stretching from the Rideau River to the Airport Parkway, is larger than all of the other parcels put together.
- **Units.** The estimated number of residential units are shown where available. The estimate for the McCarthy Corridor (2,500) was based on the number of units planned for the Southern Corridor (1,000). Taken together, the NCC's development properties in the National Capital Region are estimated to provide close to 10,000 units.
- **Zones.** In the final version of the new Zoning By-law, as approved by City Council, six of these properties are zoned for residential or mixed-use development as a Hub (H2), Mainstreet Corridor (MS1), Minor Corridor (CM2), or Special District Zone (SDP1). The two properties near CHEO are zoned as Greenbelt Rural Zone (GBR). Two other parcels on Ledbury Avenue and Canal Woods Terrace are zoned as Development Reserve (DR). The NCC failed to secure DR zones for the Southern Corridor (currently an Institutional zone) and the McCarthy Woods corridor (a mix of FAC, GRN, REC, and NMU4 zones).
- **Status – Land Bank.** Six properties in Ottawa are at the first stage of the Canada Public Land Bank process ("open for feedback"). Two parcels are at the "submission under review" stage and evaluations are underway as part of CMHC's Federal Lands Initiative. Two more parcels were released in early March 2026 under this initiative but are not yet in the Land Bank. These parcels are intended for affordable housing and are offered at a discount or at no cost depending on the social outcomes to be achieved.
- **"Potential Release".** Two properties that are shown as "potential release" are still at the conceptual or planned stage. Although the McCarthy Corridor has not yet been declared surplus, the NCC has stated that it is reviewing its options for these lands. The "Sussex Blocks" project is included in the NCC's Core Area Plan but has not yet been released for development.

Sources

Media

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PSPC - Canada Public Land Bank

<https://www.canada.ca/en/public-services-procurement/services/infrastructure-buildings/public-lands-homes/bank-mapping-tool.html>

CMHC - Federal Lands Initiative

<https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/federal-lands>

NCC - Lands for Homes

<https://ncc-ccn.gc.ca/business/ncc-lands-for-homes>

Sussex Blocks - NCC Core Area Plan

<https://ncc-ccn.gc.ca/news/sussex-blocks-a-dynamic-frame-for-a-dignified-street>

<https://www.newedinburgh.ca/2025/06/23/ncc-proposes-sussex-development/>