

# Zoning Confirmation Report

## 774 Bronson Avenue, Ottawa

December 1, 2025

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	December 1, 2025	<b>Official Plan Designation</b>	Mainstreet Corridor/Evolving Overlay
<b>Municipal Address(es)</b>	770/774 Bronson Avenue, 557 Cambridge Street South	<b>Legal Description</b>	All of Lots 3, 4, 37 and Part of Lots 1, 2, 38, Registered Plan 28, City of Ottawa
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning Code</b>	AM10[2003] S296	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area B / Area Y	<b>Overlays Applicable</b>	Evolving

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	N/A		
<b>Principal Land Use(s)</b>	Residential/Retail		Y
<b>Lot Width</b>	No minimum	64.02m	Y
<b>Lot Area</b>	No minimum	4,563m <sup>2</sup>	Y
<b>Front Yard Set Back</b>	Per Schedule 296	3m along Carling	Y
<b>Corner Side Yard Setback</b>	Per Schedule 296	3m along Bronson 9.7m along Cambridge	Y
<b>Interior Side Yard Setback</b>	Per Schedule 296	5.69m	Y
<b>Rear Yard Setback</b>	Per Schedule 296	0m	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	N/A	N/A	Y
<b>Building Height</b>	Minimum:6.7m/2 storeys Maximum: Per Schedule 296	70.2m	Y
<b>Accessory Buildings Section 55</b>	N/A	N/A	Y

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<b>Projections into Height Limit - Section 64</b>	Per Exception 2003: Underground parking garage is permitted to project within Area A on Schedule 296 to a maximum height of 1.6m	1.6m	<b>Y</b>
<b>Projections into Required Yards - Section 65</b>	N/A	N/A	<b>Y</b>
<b>Required Parking Spaces Section 101 and 103</b>	Per Exception 2003: Minimum parking space rate for dwelling units in a mid-rise apartment, high-rise apartment, or in a mixed-use building is 0.4 per dwelling unit after the first 12 dwelling units. (340 units = 131 spaces)  Per Exception 2003: Non-residential uses with a gross floor area of 600m <sup>2</sup> or less, no off-street motor vehicle parking required.	132 spaces	<b>Y</b>
<b>Visitor Parking spaces Section 102</b>	Per Exception 2003: Minimum visitor parking space rate for dwelling units in a mid-rise apartment, high-rise apartment, or in a mixed-use building is 0.09 per dwelling unit after the first 12 dwelling units.	30 spaces	<b>Y</b>
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Y</b>
	Up to 50% of the parking spaces in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: <ul style="list-style-type: none"> <li>/ Is visibly identified as being for a compact car</li> <li>/ Is not a required visitor parking space</li> <li>/ Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.</li> </ul>	9 small car spaces proposed (5.5%)	<b>Y</b>

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<b>Driveway Width Section 107</b>	Leading to less than 20 spaces: 3.6m; Leading to more than 20 spaces: 6m	Leading to less than 20 spaces: 3.6m Leading to more than 20 spaces: 6m	<b>Y</b>
<b>Aisle Width Section 109</b>	Within a parking garage: 6m	6m	<b>Y</b>
<b>Location of Parking Section 109</b>	No restriction	All parking located below grade	<b>Y</b>
<b>Refuse Collection Section 110</b>	N/A	N/A	<b>Y</b>
<b>Bicycle Parking Rates Section 111</b>	Per Exception 2003: Minimum bicycle parking spaces for a mid-rise apartment, high-rise apartment, and dwelling units in a mixed-use building: 0.75 per dwelling unit (340 units = 255)  Per Exception 2003: Bicycle parking space with access from a parking space does not require a minimum aisle width of 1.5m.	271 spaces	<b>Y</b>
<b>Amenity Space Section 137</b>	Minimum 6m <sup>2</sup> per units; 50% communal (340 units = 2,040m <sup>2</sup> (1,020m <sup>2</sup> communal)	2,195m <sup>2</sup> ; 1,219m <sup>2</sup> communal	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Planned Unit Development Table 131(4)(b)</b>	Minimum separation area between buildings within a planned unit development is 2.4m	2.4m	<b>Y</b>
<b>High-Rise Zoning Section 77</b>	Minimum Lot Area: 1,350m <sup>2</sup> Minimum Interior Side/Rear Yard Setback: Per Schedule 296	Lot area: 4,563m <sup>2</sup>	<b>Y</b>

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<b>AM10 Entrance Requirement</b>	The ground floor facade facing a public street of a building located within 4.5 metres of the front lot line or corner side lot line must include: <ul style="list-style-type: none"> <li>- A minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses;</li> <li>- A minimum of one active entrance in the case of a residential use building;</li> </ul>	Active entrance to the retail space is provided from Carling and Bronson Residential entry is provided from Bronson	<b>Y</b>
<b>AM10 Glazing Requirement</b>	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	Along Bronson Ave.: 59% Along Carling Ave.: 54%	<b>Y</b>

## Annex 2 – Draft List of Requested Relief from Zoning

<b>Section</b>	<b>By-law Requirement</b>	<b>Requirement</b>	<b>Proposed</b>

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Paul Black, MCIP RPP  
Principal, Planning