

Zoning Confirmation Report

774 Bronson Avenue, Ottawa

December 1, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 1, 2025	Official Plan Designation	Mainstreet Corridor/Evolving Overlay
Municipal Address(es)	770/774 Bronson Avenue, 557 Cambridge Street South	Legal Description	All of Lots 3, 4, 37 and Part of Lots 1, 2, 38, Registered Plan 28, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	AM10[2003] S296	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / Area Y	Overlays Applicable	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)
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Principal Land Use(s)	Residential/Retail		Y
Lot Width	No minimum	64.02m	Y
Lot Area	No minimum	4,563m ²	Y
Front Yard Set Back	Per Schedule 296	3m along Carling	Y
Corner Side Yard Setback	Per Schedule 296	3m along Bronson 9.7m along Cambridge	Y
Interior Side Yard Setback	Per Schedule 296	5.69m	Y
Rear Yard Setback	Per Schedule 296	0m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	Y
Building Height	Minimum:6.7m/2 storeys Maximum: Per Schedule 296	70.2m	Y
Accessory Buildings Section 55	N/A	N/A	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Projections into Height Limit - Section 64	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	Y
Projections into Required Yards - Section 65	N/A	N/A	Y
Required Parking Spaces Section 101 and 103	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 ² or less, no off-street motor vehicle parking required.	132 spaces	Y
Visitor Parking spaces Section 102	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	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	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"> / Is visibly identified as being for a compact car / Is not a required visitor parking space / 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. 	9 small car spaces proposed (5.5%)	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Driveway Width Section 107	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	Y
Aisle Width Section 109	Within a parking garage: 6m	6m	Y
Location of Parking Section 109	No restriction	All parking located below grade	Y
Refuse Collection Section 110	N/A	N/A	Y
Bicycle Parking Rates Section 111	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	Y
Amenity Space Section 137	Minimum 6m ² per units; 50% communal (340 units = 2,040m ² (1,020m ² communal)	2,195m ² ; 1,219m ² communal	Y
Other applicable relevant Provision(s)			
Planned Unit Development Table 131(4)(b)	Minimum separation area between buildings within a planned unit development is 2.4m	2.4m	Y
High-Rise Zoning Section 77	Minimum Lot Area: 1,350m ² Minimum Interior Side/Rear Yard Setback: Per Schedule 296	Lot area: 4,563m ²	Y

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)
AM10 Entrance Requirement	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"> - 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; - A minimum of one active entrance in the case of a residential use building; 	Active entrance to the retail space is provided from Carling and Bronson Residential entry is provided from Bronson	Y
AM10 Glazing Requirement	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%	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed

Conclusion

We trust that this information is satisfactory.

Sincerely,



Paul Black, MCIP RPP
Principal, Planning