



# Investment Highlights



# The Offering

Colliers Macaulay Nicolls Inc. ("Colliers") welcomes the opportunity to successfully represent "The Vendor" in the sale of 644 Bronson Avenue, Ottawa.

644 Bronson Avenue in Ottawa offers a prime location in the vibrant neighbourhood of The Glebe Annex. This vacant land site sits at the heart of a dynamic community known for its rich blend of residential charm and urban convenience. The Glebe Annex features tree-lined streets, historic homes, and a tight-knit community atmosphere, making it a desirable area for families and young professionals. The property is situated on over 28,718 SF of well-located lands.

With the property zoned as Traditional Mainstreet (TM), it allows a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings. The subject site is located within the Downtown Core Transect in the City of Ottawa Official Plan (OP), therefore a mid-rise density is appropriate supporting heights up to nine (9) storeys, but an Official Plan Amendment could be sought to increase height.

A potential alternative density plan would allow for a 12-16 storey building.



## Excellent Commercial Location

- Opportunity to create a landmark development in an established and expanding transit node
- Located off Highway 417 providing direct access to the Glebe and downtown Ottawa
- The site is located in the Glebe area surrounded by many amenities such as Lansdowne/TD Centre, Dow's Lake, and bustling Bank Street
- Easy access with great exposure from Highway 417



Located between the corner of Bronson Avenue and Plymouth Street



28,718 SF of site area available for use



Property zoning allows for a wide range of uses



Within 1 minute of Highway 417 providing easy access across Ottawa



Surrounded by a abundance of public amenities such as parks, museums, and restaurants/bars

# Property Overview

<b>Address</b>	644 Bronson Avenue   Ottawa, ON
<b>Legal Description</b>	LTS 1, 2 & 3, PL 67 , LT 7 & PT LTS 8 & 9, PL 114089, AS IN N538312; OTTAWA/NEPEAN
<b>Location</b>	Located at the corner of Plymouth Street and Bronson Avenue
<b>Zoning</b>	TM - Traditional Mainstreet Zone
<b>PIN Number</b>	041040122
<b>Site Area</b>	28,718 ft <sup>2</sup> (0.66 Acres)
<b>Dimensions</b>	64.55 ft x 41.93 ft x 32.96 ft x 83.88 ft x 60.39 ft x 126.32 ft x 149.46 ft x 190.74 ft
<b>Potential # of storeys</b>	12-16 storeys
<b>List Price</b>	<b>\$5,500,000.00</b>

Prime high exposure development opportunity located on Bronson Avenue next to the Glebe. The site features a total of 0.66 Acres (or 28,718 SF). The site is fully cleared and surrounded by commercial and residential uses.

The well located site sees an average annual daily traffic count of 34,913 (2017) and is within immediate proximity of a Highway 417 on and off ramp allowing great connectivity to the remainder of the City.

The site is currently zoned TM - Traditional Mainstreet and has planning reports that support potential for high density residential.



# Zoning

Existing zoning is Traditional Mainstreet Zone – TM.

The purpose of the TM – Traditional Mainstreet Zone, is to:

1. Accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan;
2. Foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;
3. Recognize the function of Business Improvement Areas as primary business or shopping areas; and
4. Impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

## Permitted Non-Residential Uses:

1. The following non-residential uses are permitted subject to:
  - a. the provisions of subsections 197(3) to (14);
  - b. where in a commercial or mixed use building and located on the ground floor abutting a street having direct pedestrian access to that street, residential, office and research and development centre uses must not be located within a depth of six metres of the front wall of the main building abutting the street
  - c. a minimum of 50% of the ground floor façade facing the main street, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of the main street and an intersecting side street, it is deemed to face the main street;
  - d. parking garage, provided that 100% of the ground floor fronting on the street excluding any related mechanical room or pedestrian or vehicular access, is occupied for a depth of three metres by other uses permitted to be located on the ground floor; and
  - e. provision 197(1)(c) does not apply to places of worship.

## Permitted Non-Residential Uses

- amusement centre
- animal care establishment
- animal hospital
- artist studio
- bank
- bank machine
- catering establishment
- cinema
- click and collect facility
- community centre
- community health and resource centre
- convenience store
- day care
- diplomatic mission
- emergency service
- hotel
- instructional facility
- library
- medical facility
- municipal service centre
- museum

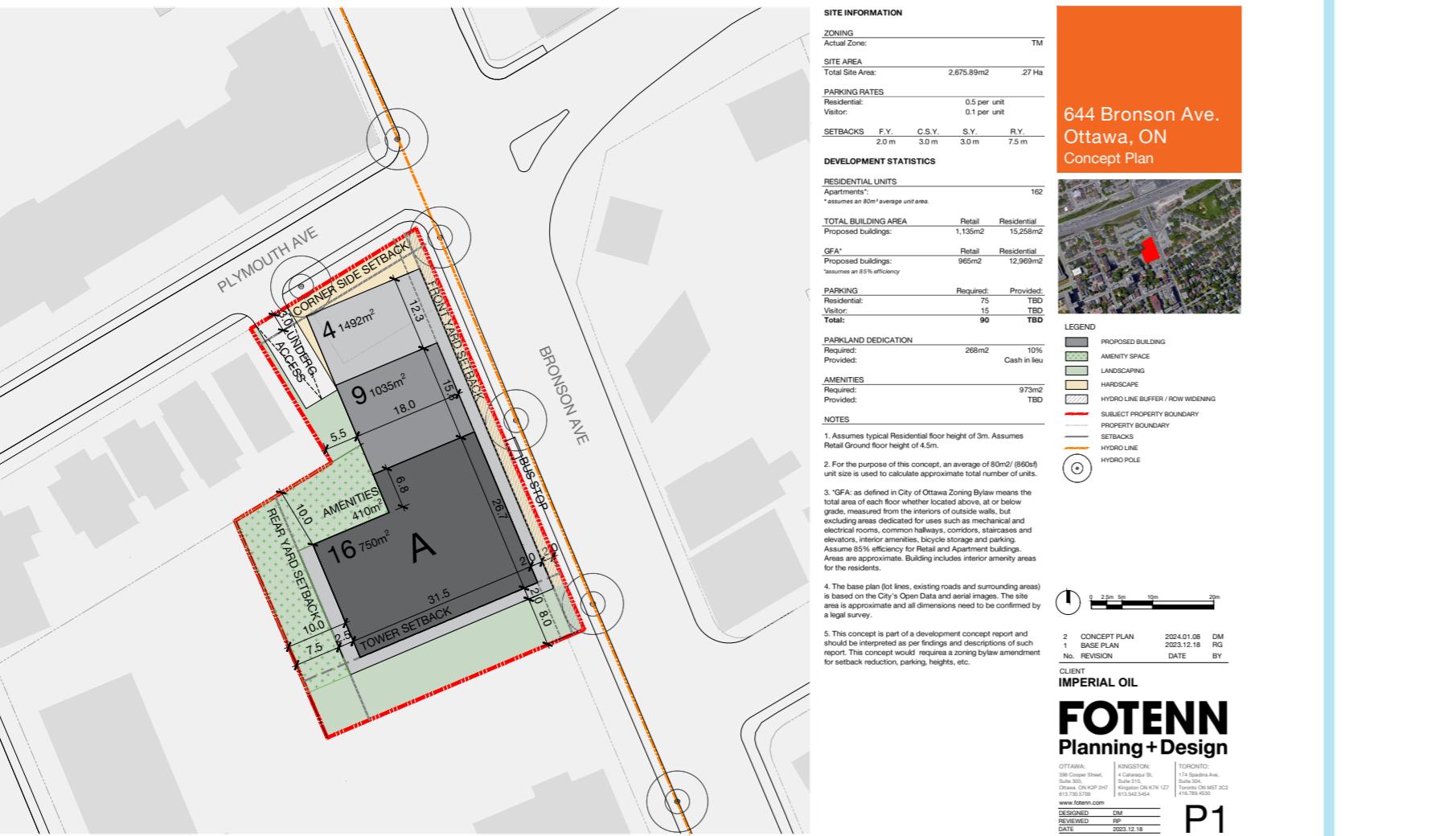
## Permitted Residential Uses

2. The following residential uses are permitted subject to:
  - a. the provisions of subsections 197(3) to (14);

- apartment dwelling, low rise
- apartment dwelling, mid rise
- bed and breakfast
- dwelling units
- group home

- office
- park
- parking garage
- payday loan establishment
- personal brewing facility
- personal service business
- place of assembly
- place of worship
- post office
- recreational and athletic facility
- research and development centre
- residential care facility
- restaurant
- retail food store
- retail store
- school
- service and repair shop
- storefront industry
- theatre
- training centre
- urban agriculture

# Concept Plan



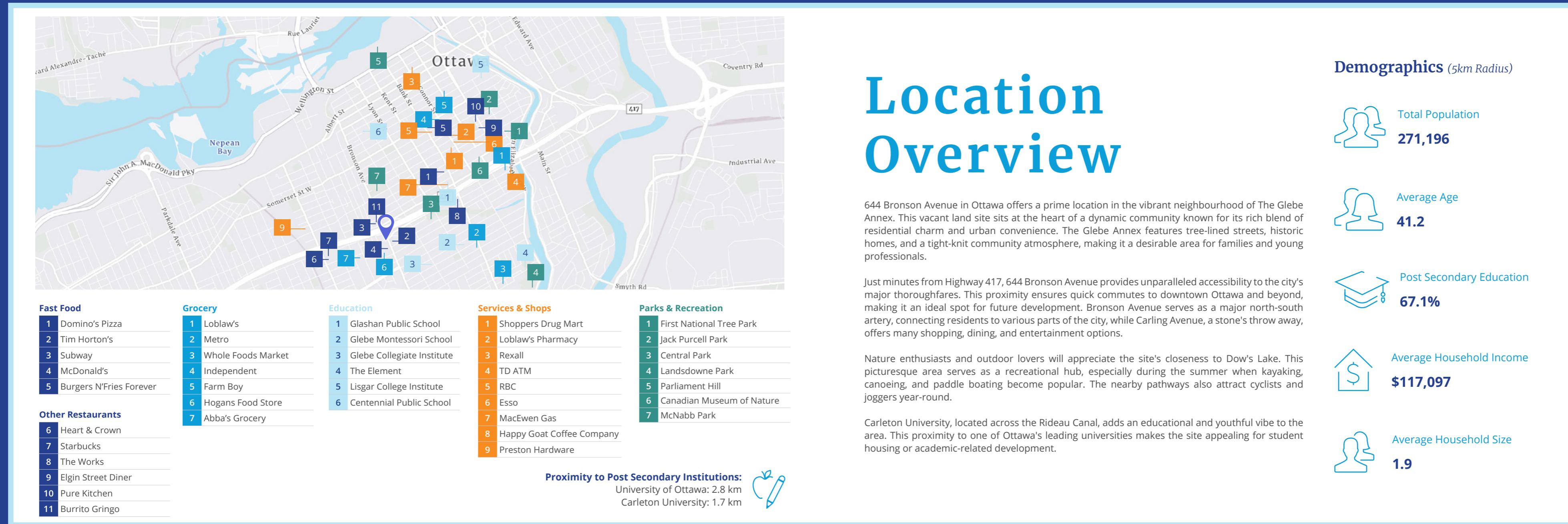
ings conclude that the subject site is appropriate for mixed-use redevelopment in the range of 12 to 16 storeys. The site could be developed with a 6-storey as-of-right mixed-use building; a Zoning By-law Amendment could facilitate a 9-storey building, or combined applications for Zoning By-law Amendment and Official Plan Amendment could be sought to gain additional height up to 16 storeys. A summary of our findings is provided below:

ion	Complexity Level	Applications Required + Fee To City	Limitations
nd Zoning ndments	<b>High</b> This option would rely on City staff support. Potential community opposition is possible, complicating the approach and adding to approval timelines.	Official Plan Amendment - \$30,757.62*  Zoning By-law Amendment (Major) - \$26,366.62*  Site Plan – Control - \$58,146.28*  Building Permit – fee varies	12 to 16 storeys is supported by Fotenn, provided a concept can be provided with sufficient transition to the adjacent low-rise properties and supporting studies such as a Shadow and Wind Analysis, and be able to achieve an appropriate angular plane

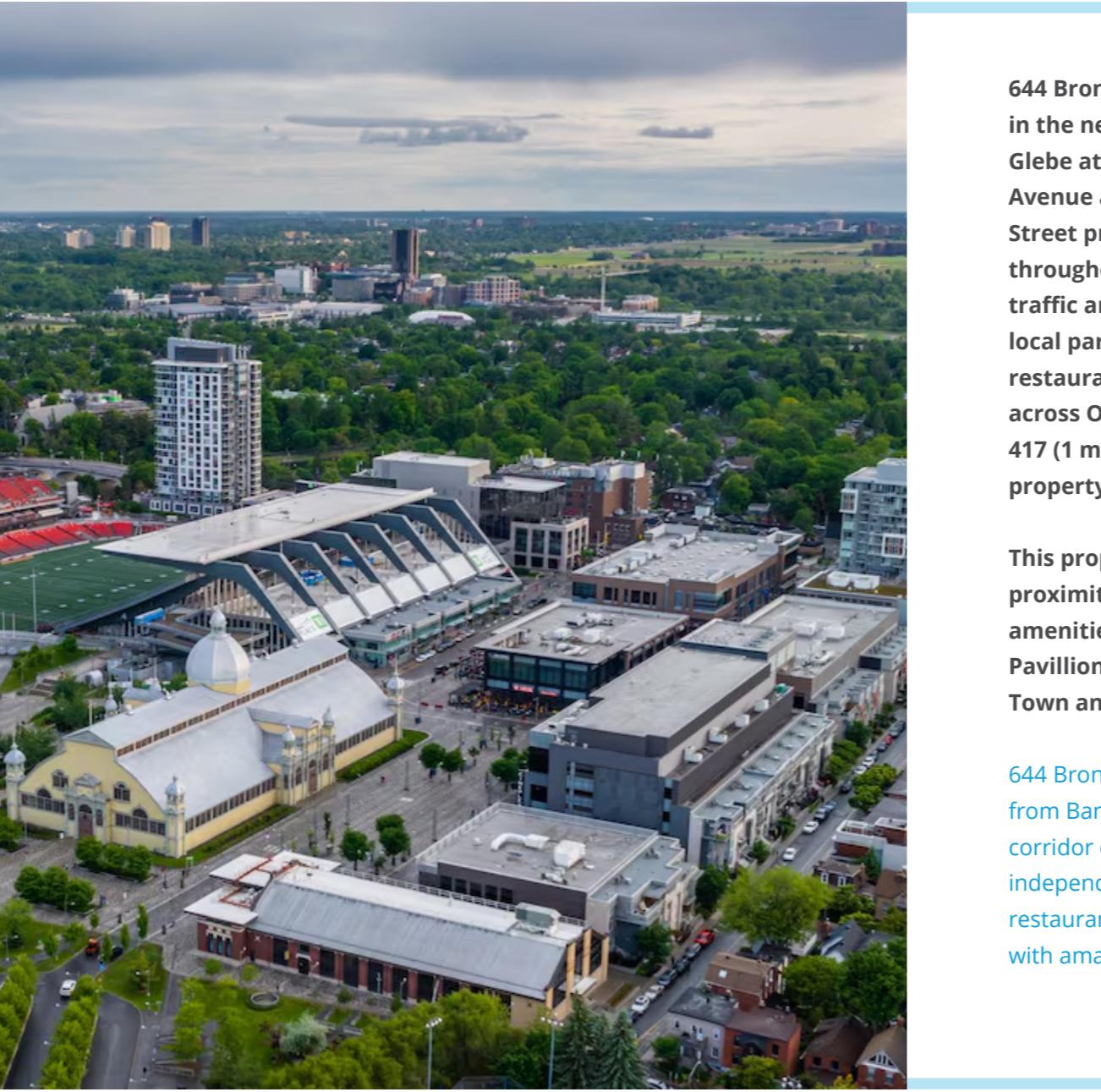
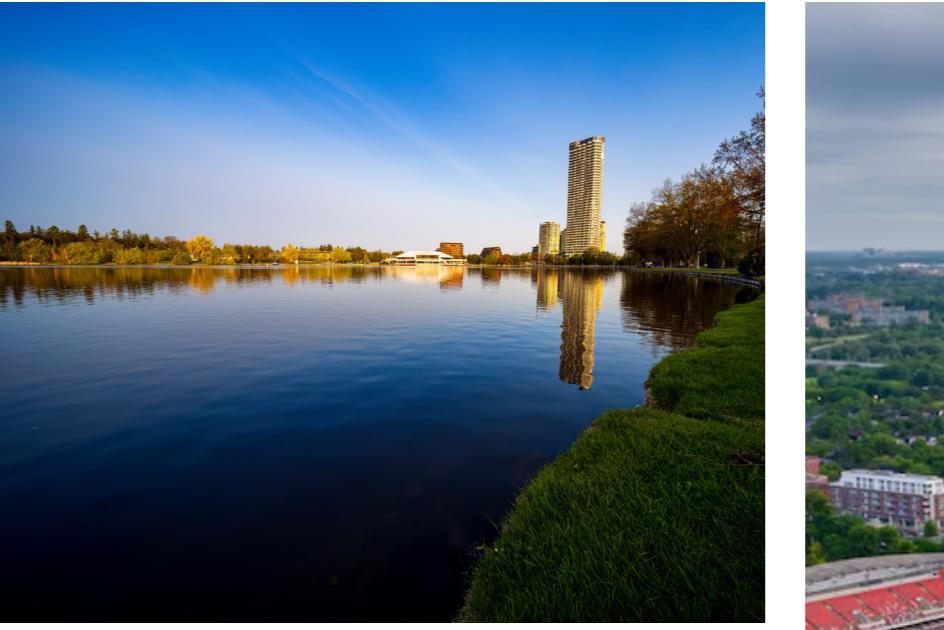
Application costs may be subject to change if ever the City amended its cost schedule, or what Fotenn thought may be permissible as a fee should one day not. Prepared by Fotenn.

# The Location





## ABOUT THE NEIGHBOURHOOD



644 Bronson Avenue is located in the neighbourhood of the Glebe at the corner of Bronson Avenue and Plymouth Street providing easy access throughout Ottawa. This high traffic area is home to several local parks, schools and restaurants with easy access across Ottawa by Highway 417 (1 minute away from the property).

This property is in close proximity to an abundance of amenities such as Dows Lake Pavilion, TD Centre, China Town and the Downtown Core.

644 Bronson Avenue is minutes from Bank Street, a bustling corridor of entertainment, independently-owned restaurants, shops and services with amazing nightlife.



# 644 Bronson Avenue

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**ENVIRONMENTAL:** The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase OTP. The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

