



644 Bronson Avenue

Ottawa, Ontario

Exceptional development opportunity located in the heart of Ottawa, Ontario.
This development offers main street exposure with easy access across Ottawa.



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 Landsdowne/TD Centre, Dows Lake, and bustling Bank Street
- Easy access with great exposure from Highway 417

Transit Oriented Site

- Excellent access to existing public transportation with bus access on the street and easy access to Pimisi LRT station
- The property is a 6 minute drive to the Pimisi LRT station, offering convenient local and regional access across the City of Ottawa
- The property is well positioned with regard to current and future transit connectivity, existing bus transit services the Corridor with future connections to Line 2 expansion of the O-Train to the east



Located between at 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 an abundance of public amenities such as parks, museums, and restaurants/bars

Property Overview

Address	644 Bronson Avenue Ottawa, ON
Legal Description	LTS 1, 2 & 3, PL 67 , LT 7 & PT LTS 8 & 9, PL 114089, AS IN N538312; OTTAWA/NEPEAN
Location	Located at the corner of Plymouth Street and Bronson Avenue
Zoning	TM – Traditional Mainstreet Zone
PIN Number	041040122
Site Area	28,718 ft² (0.66 Acres)
Dimensions	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
Potential # of storeys	12-16 storeys
List Price	\$5,500,000.00

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.

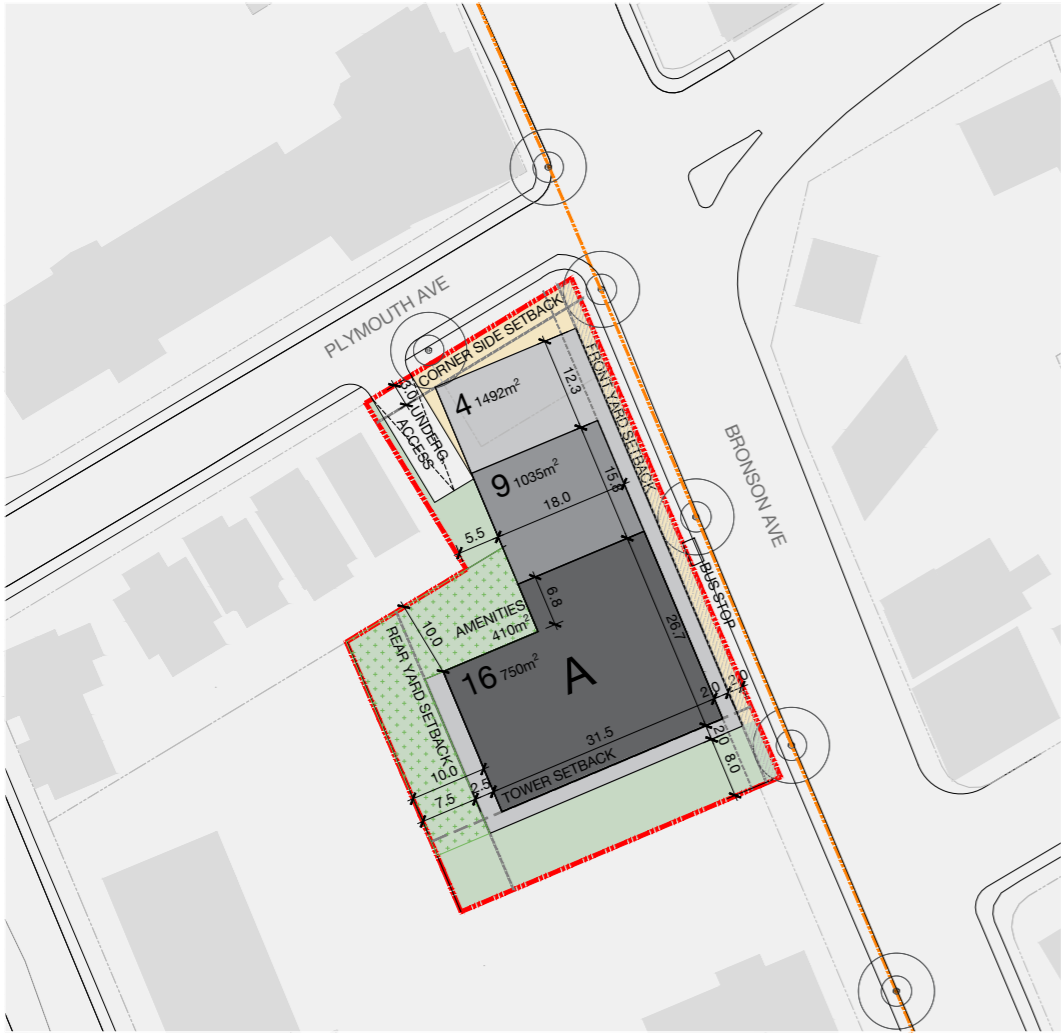
Permitted None-Residential Uses

- 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
- 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

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
 - home-based business
 - home-based day care
 - retirement home
 - retirement home, converted
 - rooming house

Concept Plan



SITE INFORMATION

ZONING

Actual Zone: TM

SITE AREA

Total Site Area: 2,675.89m² 27 Ha

PARKING RATES

Residential: 0.5 per unit
Visitor: 0.1 per unit

SETBACKS

F.Y.	C.S.Y.	S.Y.	R.Y.
2.0 m	3.0 m	3.0 m	7.5 m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS

Apartments*: 162
* assumes an 80m² average unit area

TOTAL BUILDING AREA

Proposed buildings: Retail 1,135m² Residential 15,258m²

GFA*

Proposed buildings: Retail 965m² Residential 12,969m²
*assumes an 85% efficiency

PARKING

Residential:	75	TBD
Visitor:	15	TBD
Total:	90	TBD

PARKLAND DEDICATION

Required:	268m ²	10%
Provided:		Cash in lieu

AMENITIES

Required:	973m ²
Provided:	TBD

NOTES

1. Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4.5m.

2. For the purpose of this concept, an average of 80m² / (860sf) unit size is used to calculate approximate total number of units.

3. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assumes 85% efficiency for Retail and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.

4. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.

5. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept would require a zoning bylaw amendment for setback reduction, parking, heights, etc.

644 Bronson Ave.
Ottawa, ON
Concept Plan

LEGEND

- PROPOSED BUILDING
- AMENITY SPACE
- LANDSCAPING
- HARDSCAPE
- HYDRO LINE BUFFER / ROW WIDENING
- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- SETBACKS
- HYDRO LINE
- HYDRO POLE

2 CONCEPT PLAN 2024.01.08 DM

1 BASE PLAN 2023.12.18 RG

No. REVISION DATE BY

CLIENT

IMPERIAL OIL

FOTENN

Planning + Design

OTTAWA:
236 Cooper Street
Suite 505,
Ottawa, ON K2P 2H7
613.730.5769
www.fotenn.com

KINGSTON:
4 Carleton St.
Suite 315,
Kingston, ON K7K 1Z7
613.542.5464

TORONTO:
171 Spadina Ave.
Suite 504,
Toronto, ON M5T 2C2
416.789.4530

DESIGNED: DM

REVIEWED: RP

DATE: 2023.12.18

P1

Summary

Our findings 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:

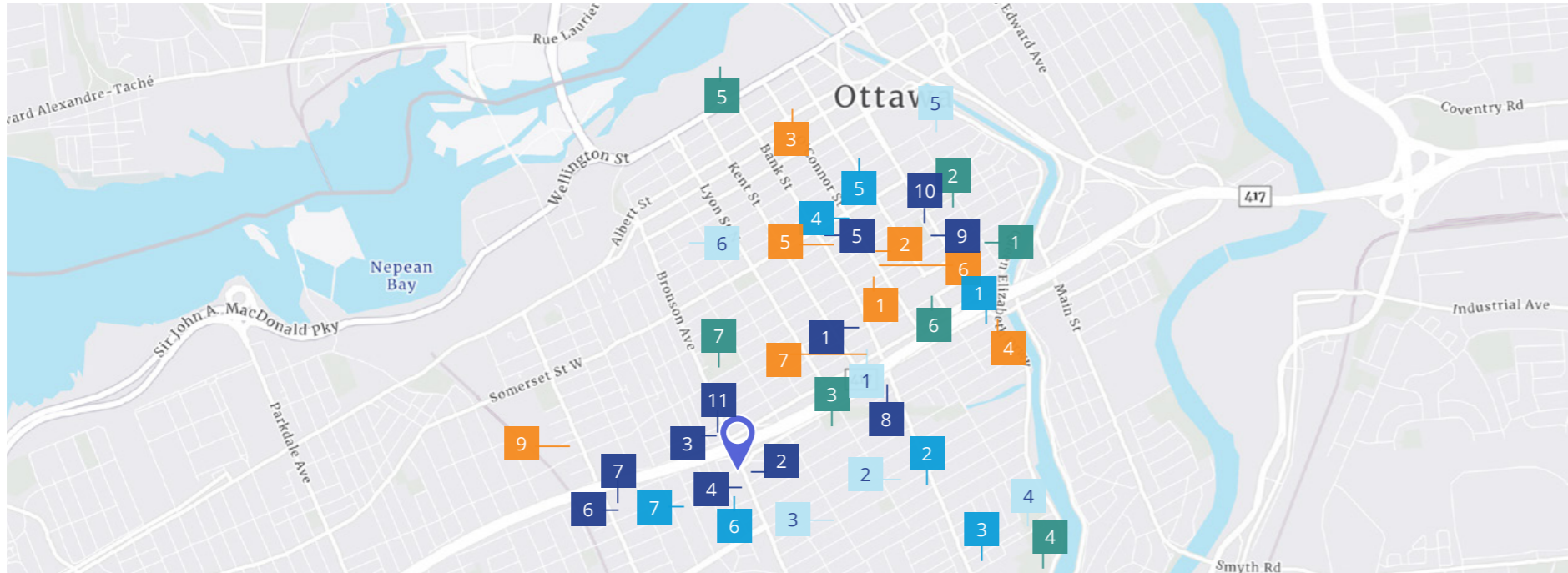
Option	Complexity Level	Applications Required + Fee To City	Limitations
Official Plan and Zoning By-law Amendments	High This option would rely on City staff support. Potential community opposition is possible, complicating the approach and adding to approval timelines.	Official Plan Amendment - \$30,757.62* 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.

*The outlined application costs may be subject to change if ever the City amended its cost schedule, or what FoTenn thought may be permissible as a future redevelopment could one day not. Prepared by Fotenn.

10

11

The Location



Fast Food

1	Domino's Pizza
2	Tim Horton's
3	Subway
4	McDonald's
5	Burgers N'Fries Forever

Other Restaurants

6	Heart & Crown
7	Starbucks
8	The Works
9	Elgin Street Diner
10	Pure Kitchen
11	Burrito Gringo

Grocery

1	Loblaw's
2	Metro
3	Whole Foods Market
4	Independent
5	Farm Boy
6	Hogans Food Store
7	Abba's Grocery

Education

1	Glashan Public School
2	Glebe Montessori School
3	Glebe Collegiate Institute
4	The Element
5	Lisgar College Institute
6	Centennial Public School

Services & Shops

1	Shoppers Drug Mart
2	Loblaw's Pharmacy
3	Rexall
4	TD ATM
5	RBC
6	Esso
7	MacEwen Gas
8	Happy Goat Coffee Company
9	Preston Hardware

Parks & Recreation

1	First National Tree Park
2	Jack Purcell Park
3	Central Park
4	Landsdowne Park
5	Parliament Hill
6	Canadian Museum of Nature
7	McNabb Park

Proximity to Post Secondary Institutions:

University of Ottawa: 2.8 km
Carleton University: 1.7 km



Location Overview

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.

Just minutes from Highway 417, 644 Bronson Avenue provides unparalleled accessibility to the city's major thoroughfares. This proximity ensures quick commutes to downtown Ottawa and beyond, making it an ideal spot for future development. Bronson Avenue serves as a major north-south artery, connecting residents to various parts of the city, while Carling Avenue, a stone's throw away, offers many shopping, dining, and entertainment options.

Nature enthusiasts and outdoor lovers will appreciate the site's closeness to Dow's Lake. This picturesque area serves as a recreational hub, especially during the summer when kayaking, canoeing, and paddle boating become popular. The nearby pathways also attract cyclists and joggers year-round.

Carleton University, located across the Rideau Canal, adds an educational and youthful vibe to the area. This proximity to one of Ottawa's leading universities makes the site appealing for student housing or academic-related development.

Demographics (5km Radius)



Total Population

271,196



Average Age

41.2



Post Secondary Education

67.1%



Average Household Income

\$117,097



Average Household Size

1.9

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 Pavillion, 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

Colliers Macaulay Nicolls Inc.

99 Bank Street, Suite 1005
Ottawa, ON K1P 6B9
+1 613 567 8050 Office
+1 613 567 8035 Fax

Michael Pyman

Vice President,
National Investment Services
+1 613 683 2202
michael.pyman@colliers.com

Jordan Lovett

Vice President
+1 613 683 2239
jordan.lovett@colliers.com

Abarnath Devaraj

Senior Sales Representative
+1 613 683 2203
abarnath.devaraj@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.

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.

