



Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

IGP REALTY ADVISORS INC

REALTY ADVISORS - STRATEGIC PLANNING - PROJECT MANAGEMENT

June 17, 2025

City of Ottawa Committee of Adjustment

101 Centrepoin Avenue, 4th Floor

Ottawa, Ontario K2G 0B5

RE: 470 Bronson Avenue, Ottawa – Permission Application

Suncor Energy Inc., has engaged I.G.P. Realty Advisors Inc., to manage and co-ordinate the Permission Application process for the site located at 470 Bronson Avenue, Ottawa, ON. The Permission Application's goal is to allow the legal non-conforming use of the gas bar and to extend its use with a proposed take-out restaurant as part of the redevelopment. Petro-Canada, the owner of the lands and operator of the automobile service station, is proposing the addition of the A&W take out restaurant to the existing convenience store building located on the property. The automobile service station and convenience store have existed at this location since 1987, with the current development existing since 2007, pre-dating the current City of Ottawa Zoning By-law 2008-250.

The proposed development will not change the existing building footprint, keeping the total gross floor area at 216.6 meters square, where the A&W take out restaurant will take up 64 metres square of the GFA, leaving 152.6 metres square of GFA for the convenience store. The proposal will remove the existing garbage enclosure and replace it with Earthbins. A new pedestrian walkway and painted crosswalk will connect the proposed restaurant to the existing sidewalk on Bronson Avenue. Additional curbing will be provided to the southern edge of the property.

Discussions with the City of Ottawa's Planning, Development and Building Service Department, and the Committee of Adjustment's Planning Forester were had to proceed with a Permission Application and that a Tree Information Report is not necessary for the application.

Permission Application

The current City of Ottawa Zoning By-law 2008-250 Consolidation zones the property TM – Traditional Mainstreet, which does not list Gas bar as a permitted non-residential use (section 197 (1)). As such, a Permission Application is required for the legal non-conforming use of the gas bar on the subject site, extending its use with a take-out restaurant. By keeping the existing gas bar, which includes the canopy and convenience store, and adding an A&W take out restaurant, the gas bar use will continue to fulfill its function. The following test, as per the Planning Act subsection 45(2), demonstrates the desirability and minimized impacts of the development.

1. The application is desirable for the appropriate development of the subject land, building, or structure.

The proposed maintenance of the legal non-conforming gas bar is desirable for the subject lands. The existing canopy and tank nest were built to accommodate the refueling of vehicles. The convenience store offers services for fuel services and will offer a take-out restaurant use in the same building footprint. No enlargement or extension is proposed with the addition of the take-out restaurant, which is allowed under the current Zoning By-law 2008-250.

2. The application will not result in undue adverse impacts on the surrounding properties and neighbourhood.

The proposed maintenance of the legal non-conforming gas bar will not cause adverse impacts on the surrounding properties and neighbourhood. Its location at the corner of Bronson Avenue and Gladstone Avenue will maintain the existing trees, while the addition of the take-out restaurant will offer additional options to the neighbourhood. The position of the take-out window towards Bronson Avenue adds desirability while minimizing impacts to the adjacent properties to the south.

Conclusion

The proposed development at 470 Bronson Avenue meets section 45(2) of the Planning Act. The addition of a take-out restaurant will offer a pedestrian-oriented use, while maintaining the availability of a gas bar in the area. In our professional opinion, its improved desirability to the area and minimized impacts represents good planning.

The Permission Application to the Committee of Adjustment is supported by the attached Site Plan, Floor Plans, Elevation Drawings, Tree Information Report exemption confirmation, and Survey.

Sincerely,

IGP Realty Advisors Inc.

19 Galsworthy Ave

Scarborough, ON