

URBAN DESIGN BRIEF

200 ISABELLA STREET

12 NOVEMBER 2026

ONTARIO ASSOCIATION OF ARCHITECTS
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DESIGN EVOLUTION

This proposal has undergone several iterations to improve the pedestrian experience, resident access, and overall site circulation. The primary residential entrance has been relocated to the northeast corner of the site, directly addressing Isabella Street, where a prominent double-height entry framed by Architectural columns establishes a stronger street presence and a more welcoming arrival experience.

The vehicular access strategy has been refined from a single shared access point to a dedicated pick-up and drop-off loop with separated entry and exit points. This configuration allows vehicles to circulate around a central feature planter, improving manoeuvrability, reducing on-site congestion, and minimizing conflicts with curbside activity. The revised arrangement also provides more efficient access for residents and service vehicles.

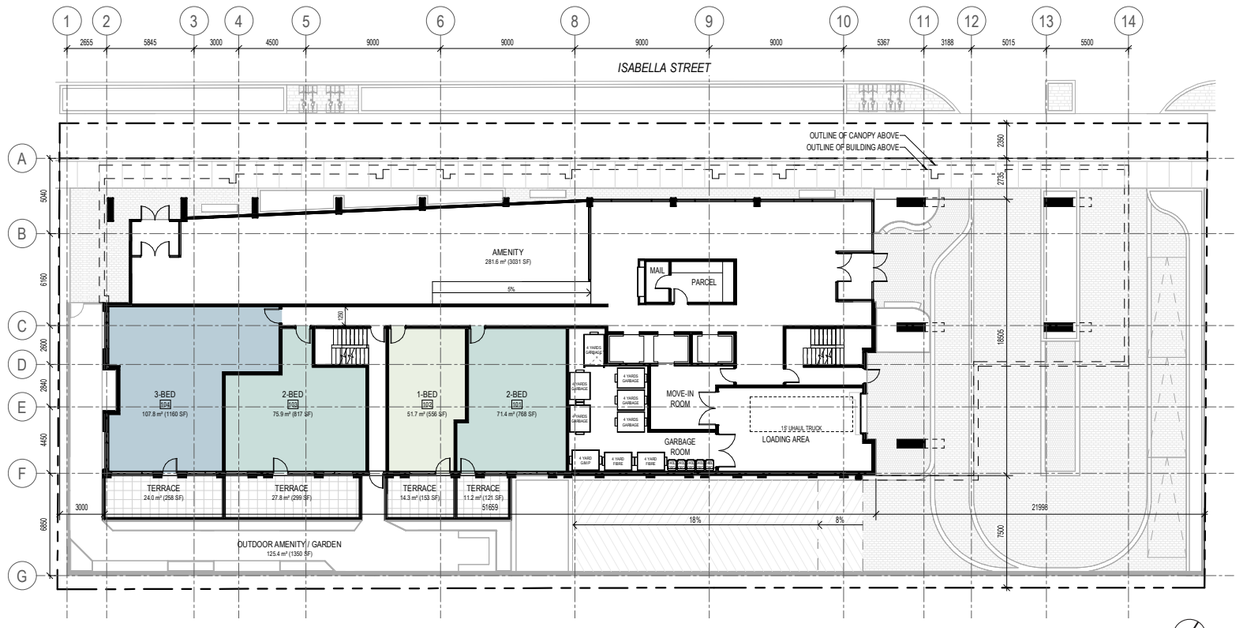
Further refinements to the building massing and floor layouts have maximized the development's residential potential without increasing its overall height. By strategically reorganizing the podium and tower levels, an additional residential level has been incorporated within the established building height, increasing the overall unit count while maintaining the proposed height. In parallel, amenity spaces have been further developed and integrated throughout the building to enhance the quality of the residential experience and provide a more diverse range of shared indoor and outdoor spaces. Collectively, these revisions strengthen the building's street presence, improve pedestrian connectivity along Isabella, optimize site circulation, and maximize the number of units while enriching the overall amenity offering.



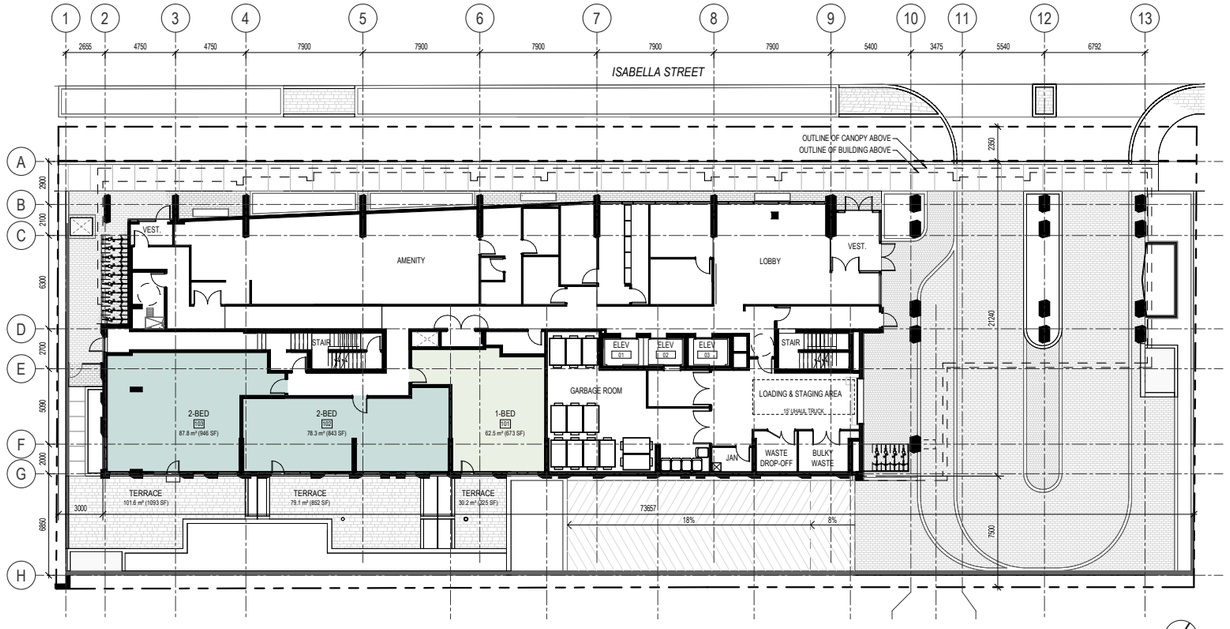
Previous Design



Current Design



Previous Proposal Site Plan



Current Proposal Site Plan

200 ISABELLA STREET DESIGN EVOLUTION

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SITE STATISTICS

Current Zoning Designation:	GM4[2912] S486
Lot Width:	76.85 m
Total Lot Area:	2,391.05 m²
Average Existing Grade:	68.04 m

Proposed Development - 19 Storey High-Rise Apartment Building

No. of units 234 Units

Zoning Mechanism	Required	Provided
Minimum Lot Width *Table 187(b)*	No Minimum	76.85 m
Minimum Lot Area *Table 187(a)*	No Minimum	2,388.61 m²
Min. Front Yard Setback *Schedule 486*	0.75 m for the first 6 storeys 2.75 m at 7+ storeys	0.75 m for the first 6 storeys 2.75 m at 7+ storeys
Min. Interior Side Yard Setback (East) *Schedule 486*	3 m for the first 6 storeys 11.78 m at 7-9 storeys 18.28 m at 10+ storeys	3.15 m for the first 6 storeys 9.79 m at 7-9 storeys 18.28 m at 10+ storeys
Min. Interior Side Yard Setback (West) *Schedule 486*	3 m for the first 6 storeys 11.82 m at 7+ storeys	3 m for the first 6 storeys 11.82 m at 7+ storeys
Min. Rear Yard Setback *Schedule 486*	7.5 m for the first 6 storeys 9.5 m at 7-17 storeys 11.1 m at 18 storeys 14.3 m at 19 storeys	7.5 m for the first 6 storeys 9.5 m at 7-17 storeys 11.1 m at 18 storeys 14.3 m at 19 storeys
Maximum Building Height *Schedule 486*	60 m or 19 storeys	58.8 m / 19 storeys
Parking Space Rates (Residents) *101 (Sch. 1A - Area X) | Section 101(3)* *Section 101(6)(c)(i):*	100 Spaces *0 spaces for the first 12 units* *0.5 spaces / unit for 222 units* *- 10% of required parking spaces*	76 Spaces
Minimum Visitor Parking Rates *101 (Sch. 1A - Area X) | Section 102(2)*	22 Spaces *0 spaces for first 12 units* *0.1 spaces / unit for 222 units*	22 Spaces
Bicycle Parking Rates (Residents) *Table 111A(b)(i) (Sch. 1 - Area X)*	117 Spaces *0.5 spaces / unit for 234 units*	250 Spaces
Total Amenity Area *Table 137(4)(II)*	1,404 m² *6 m² / unit for 234 units*	
Communal Amenity Area *Table 137(4)(II)*	702 m² *Min. 50% of Total Amenity Area*	

UNIT COUNT

NAME	L01	L02	L03	L04	L05	L06	L07	L08	L09	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	TOTAL COUNT	PERCENTAGE
STUDIO	0	6	7	7	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	34	15%
1-BED	1	4	7	7	7	7	8	7	7	7	7	7	7	7	7	7	7	0	0	111	47%
1-BED + DEN	0	2	1	1	1	1	0	1	1	0	0	0	0	0	0	0	0	0	0	8	3%
2-BED	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4	57	24%
2-BED + DEN	0	1	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	9	4%
3-BED	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	2	2	15	6%
TOTAL	3	15	20	20	20	20	12	12	12	11	11	11	11	11	11	11	11	6	6	234	100%

GROSS BUILDING AREA

LEVEL	AREA	AREA (SF)
LEVEL 01	926.2 m²	9,969 SF
LEVEL 02	1,053.4 m²	11,339 SF
LEVEL 03	1,322.9 m²	14,240 SF
LEVEL 04	1,322.9 m²	14,240 SF
LEVEL 05	1,322.9 m²	14,240 SF
LEVEL 06	1,322.9 m²	14,240 SF
LEVEL 07	863.8 m²	9,297 SF
LEVEL 08	863.7 m²	9,297 SF
LEVEL 09	863.7 m²	9,297 SF
LEVEL 10	768.4 m²	8,271 SF
LEVEL 11	768.4 m²	8,271 SF
LEVEL 12	768.4 m²	8,271 SF
LEVEL 13	768.4 m²	8,271 SF
LEVEL 14	768.4 m²	8,271 SF
LEVEL 15	768.4 m²	8,271 SF
LEVEL 16	768.4 m²	8,271 SF
LEVEL 17	768.4 m²	8,271 SF
LEVEL 18	694.5 m²	7,475 SF
LEVEL 19	694.5 m²	7,475 SF
LEVEL 20	468.1 m²	5,039 SF
TOTAL	17,866.6 m²	192,314 SF

LEVEL P1	2,056.9 m²	22,140 SF
LEVEL P2	2,056.9 m²	22,140 SF
TOTAL	4,113.8 m²	44,281 SF

TOTAL	**21,980.4 m²**	**236,595 SF**

GROSS LEASABLE AREA

LEVEL	AREA	AREA (SF)
LEVEL 01	229.5 m²	2,470 ft²
LEVEL 02	882.1 m²	9,495 ft²
LEVEL 03	1,194.7 m²	12,860 ft²
LEVEL 04	1,194.7 m²	12,860 ft²
LEVEL 05	1,194.7 m²	12,860 ft²
LEVEL 06	1,194.5 m²	12,857 ft²
LEVEL 07	745.5 m²	8,024 ft²
LEVEL 08	755.9 m²	8,136 ft²
LEVEL 09	755.4 m²	8,132 ft²
LEVEL 10	672.7 m²	7,241 ft²
LEVEL 11	672.7 m²	7,241 ft²
LEVEL 12	672.7 m²	7,241 ft²
LEVEL 13	671.5 m²	7,228 ft²
LEVEL 14	672.7 m²	7,241 ft²
LEVEL 15	672.7 m²	7,241 ft²
LEVEL 16	672.7 m²	7,241 ft²
LEVEL 17	672.7 m²	7,241 ft²
LEVEL 18	598.9 m²	6,447 ft²
LEVEL 19	598.8 m²	6,446 ft²
TOTAL	14,725.0 m²	158,498 ft²

COMMUNAL AMENITY

LEVEL	AREA	AREA (SF)
LEVEL 01	347.7 m²	3,742 SF
LEVEL 20	455.3 m²	4,901 SF
TOTAL	803.0 m²	8,643 SF

GFA (CITY OF OTTAWA)

LEVEL	AREA	AREA (SF)
LEVEL 01	218.1 m²	2,347 SF
LEVEL 02	842.7 m²	9,071 SF
LEVEL 03	1,139.7 m²	12,268 SF
LEVEL 04	1,139.7 m²	12,268 SF
LEVEL 05	1,139.7 m²	12,268 SF
LEVEL 06	1,139.5 m²	12,265 SF
LEVEL 07	722.7 m²	7,779 SF
LEVEL 08	733.1 m²	7,891 SF
LEVEL 09	732.7 m²	7,886 SF
LEVEL 10	650.9 m²	7,006 SF
LEVEL 11	650.9 m²	7,006 SF
LEVEL 12	650.9 m²	7,006 SF
LEVEL 13	649.7 m²	6,993 SF
LEVEL 14	650.9 m²	7,006 SF
LEVEL 15	650.9 m²	7,006 SF
LEVEL 16	650.9 m²	7,006 SF
LEVEL 17	650.9 m²	7,006 SF
LEVEL 18	577.6 m²	6,217 SF
LEVEL 19	577.6 m²	6,217 SF
TOTAL	14,169.1 m²	152,515 SF

BICYCLE PARKING

LEVEL	COUNT
LEVEL 01	14
LEVEL P1	236
TOTAL	250

PRIVATE AMENITY

LEVEL	AREA	AREA (SF)
LEVEL 01	210.9 m²	2,270 SF
LEVEL 03	3.6 m²	39 SF
LEVEL 04	3.6 m²	39 SF
LEVEL 05	3.6 m²	39 SF
LEVEL 06	3.6 m²	39 SF
LEVEL 07	220.4 m²	2,372 SF
LEVEL 08	27.9 m²	301 SF
LEVEL 09	27.9 m²	301 SF
LEVEL 10	62.2 m²	670 SF
LEVEL 11	27.9 m²	301 SF
LEVEL 12	27.9 m²	301 SF
LEVEL 13	27.9 m²	301 SF
LEVEL 14	27.9 m²	301 SF
LEVEL 15	27.9 m²	301 SF
LEVEL 16	27.9 m²	301 SF
LEVEL 17	27.9 m²	301 SF
LEVEL 18	66.6 m²	716 SF
LEVEL 19	66.6 m²	716 SF
TOTAL	892.5 m²	9,607 SF

VEHICLE PARKING

LEVEL	TYPE	COUNT
LEVEL P1	RESIDENTIAL	19
LEVEL P1	VISITOR	22
LEVEL P2	RESIDENTIAL	57
TOTAL		98



View of North Facade from Queensway - Previous Proposal



View of North Facade from Queensway - Current Proposal

200 ISABELLA STREET VIEW FROM QUEENSWAY

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View Looking East - Previous Proposal



View Looking East - Current Proposal

200 ISABELLA STREET VIEW FROM THE QUEENSWAY

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View Looking West of MUP - Previous Proposal



View Looking West of MUP - Current Proposal

200 ISABELLA STREET VIEW OF MIXED-USE PATHWAY

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View Looking East - Previous Proposal



View Looking East - Current Proposal

200 ISABELLA STREET VIEW OF WEST ENTRANCE FROM SIDEWALK

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View From Queensway at Night - Previous Proposal



View From Queensway at Night - Current Proposal

200 ISABELLA STREET VIEW FROM QUEENSWAY AT NIGHT

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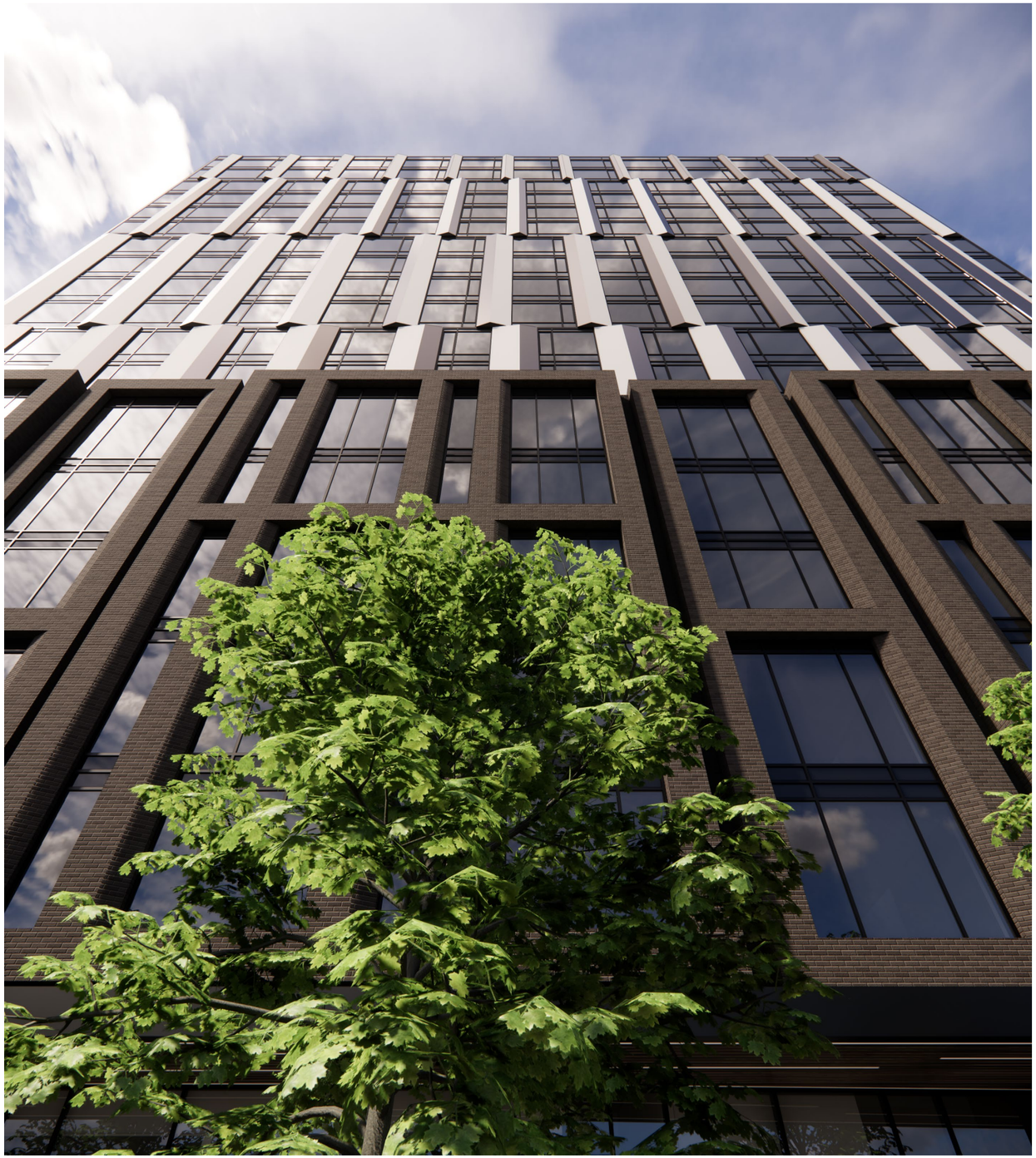
View From Sidewalk - Previous Proposal



View From Sidewalk - Current Proposal

200 ISABELLA STREET VIEW OF FRONT FACADE

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View Looking South - Previous Proposal



View Looking South - Current Proposal

200 ISABELLA STREET VIEW OF FRONT FACADE

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View Looking West - Previous Proposal



View Looking West - Current Proposal

200 ISABELLA STREET VIEW FROM ISABELLA STREET

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View Looking East - Previous Proposal



View Looking East - Current Proposal

200 ISABELLA STREET VIEW FROM ISABELLA STREET

| 2516 | SCALE: N.T.S.



View Looking North - Previous Proposal



View Looking North - Current Proposal

200 ISABELLA STREET VIEW OF REAR FACADE

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View Looking West - Previous Proposal



View Looking West - Current Proposal

200 ISABELLA STREET VIEW OF REAR FACADE

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View of Entrance - Previous Proposal



View of Entrance - Current Proposal

200 ISABELLA STREET VIEW OF EAST ENTRANCE FROM SIDEWALK

| 2516 | SCALE: N.T.S.



View of Upper Balconies - Previous Proposal



View ofUpper Balconies - Current Proposal

200 ISABELLA STREET VIEW OF SOUTH UPPER BALCONIES

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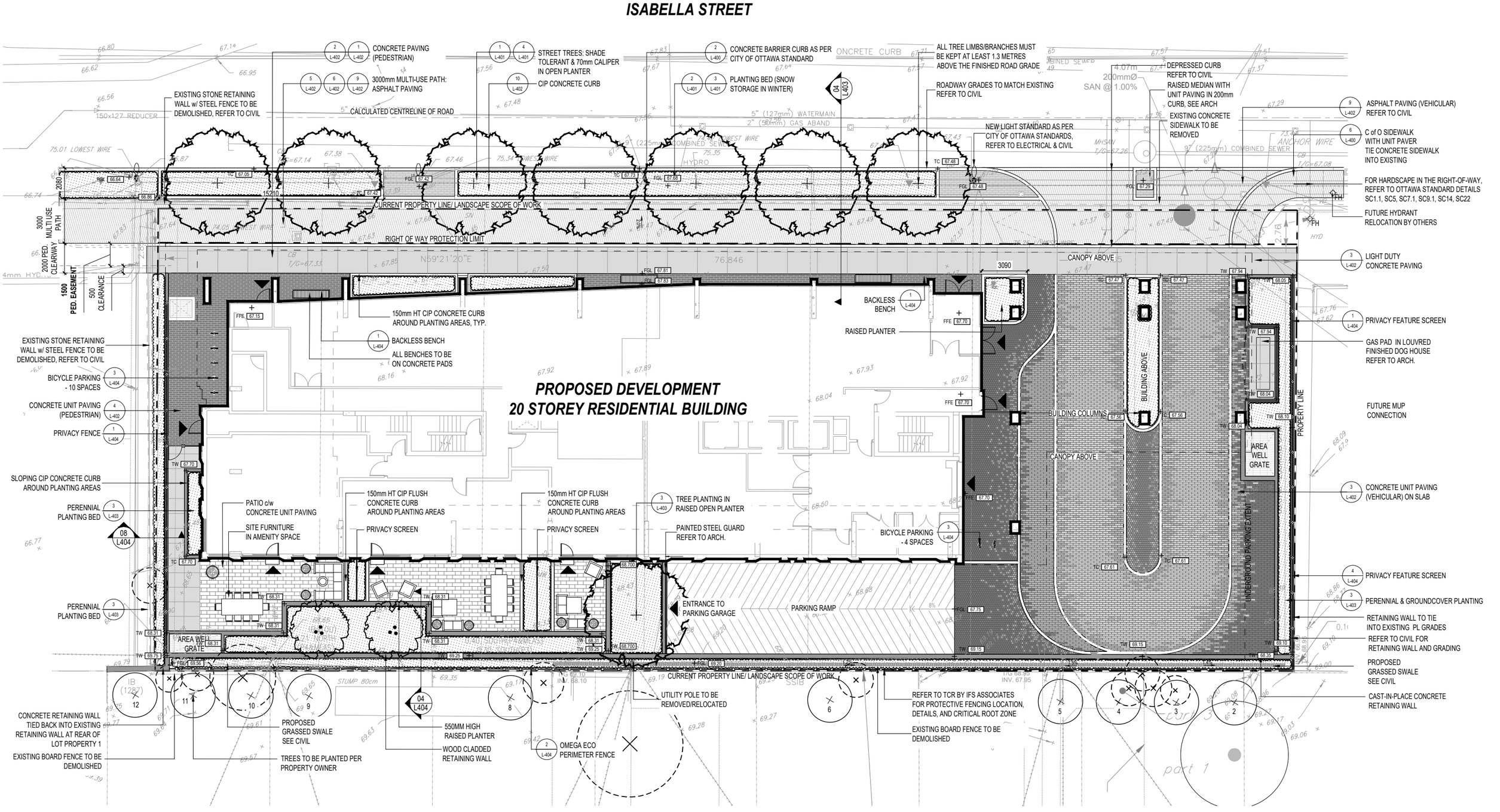

200 ISABELLA STREET LANDSCAPE CONCEPT PLAN

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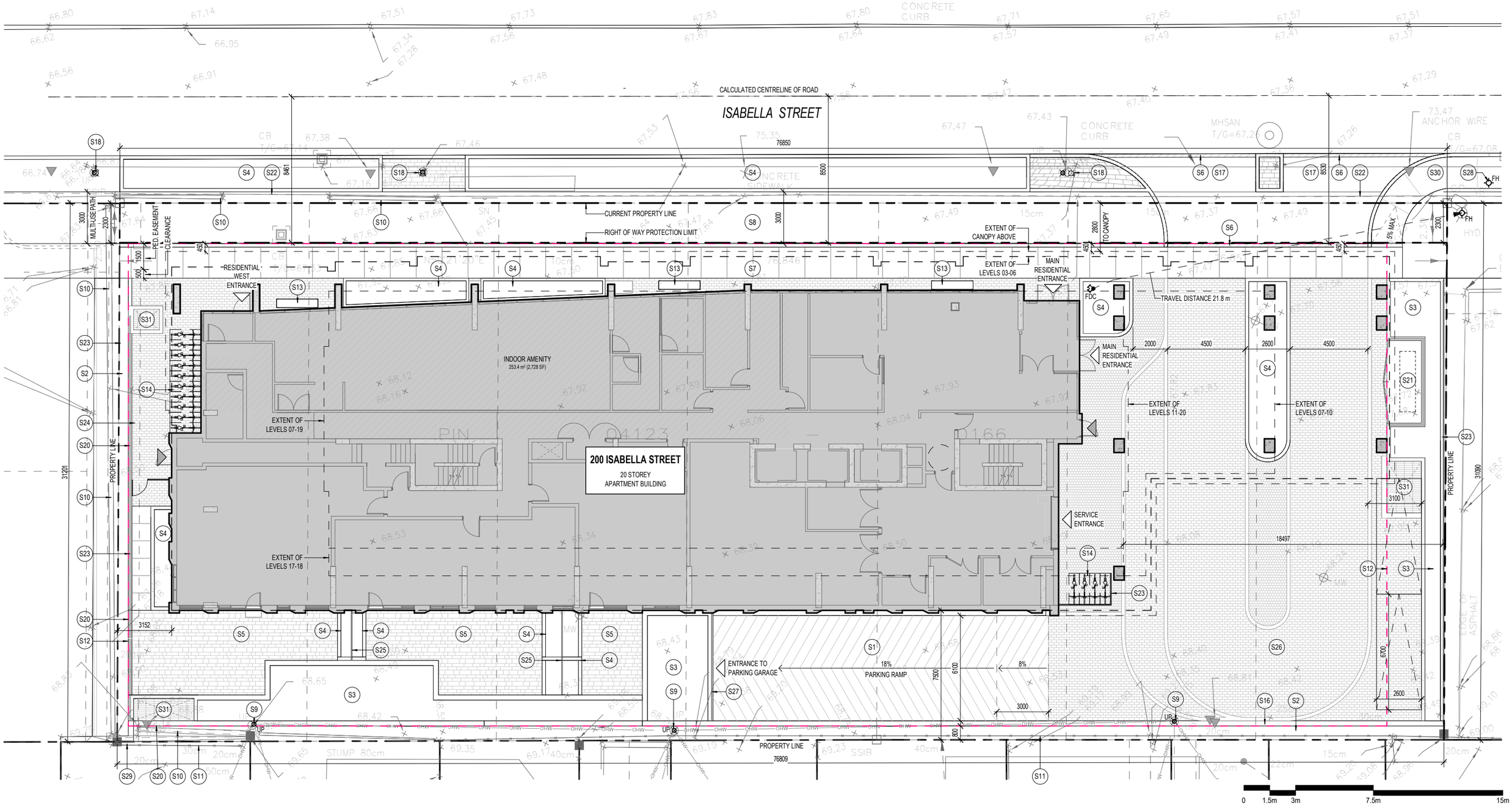

200 ISABELLA STREET SITE PLAN

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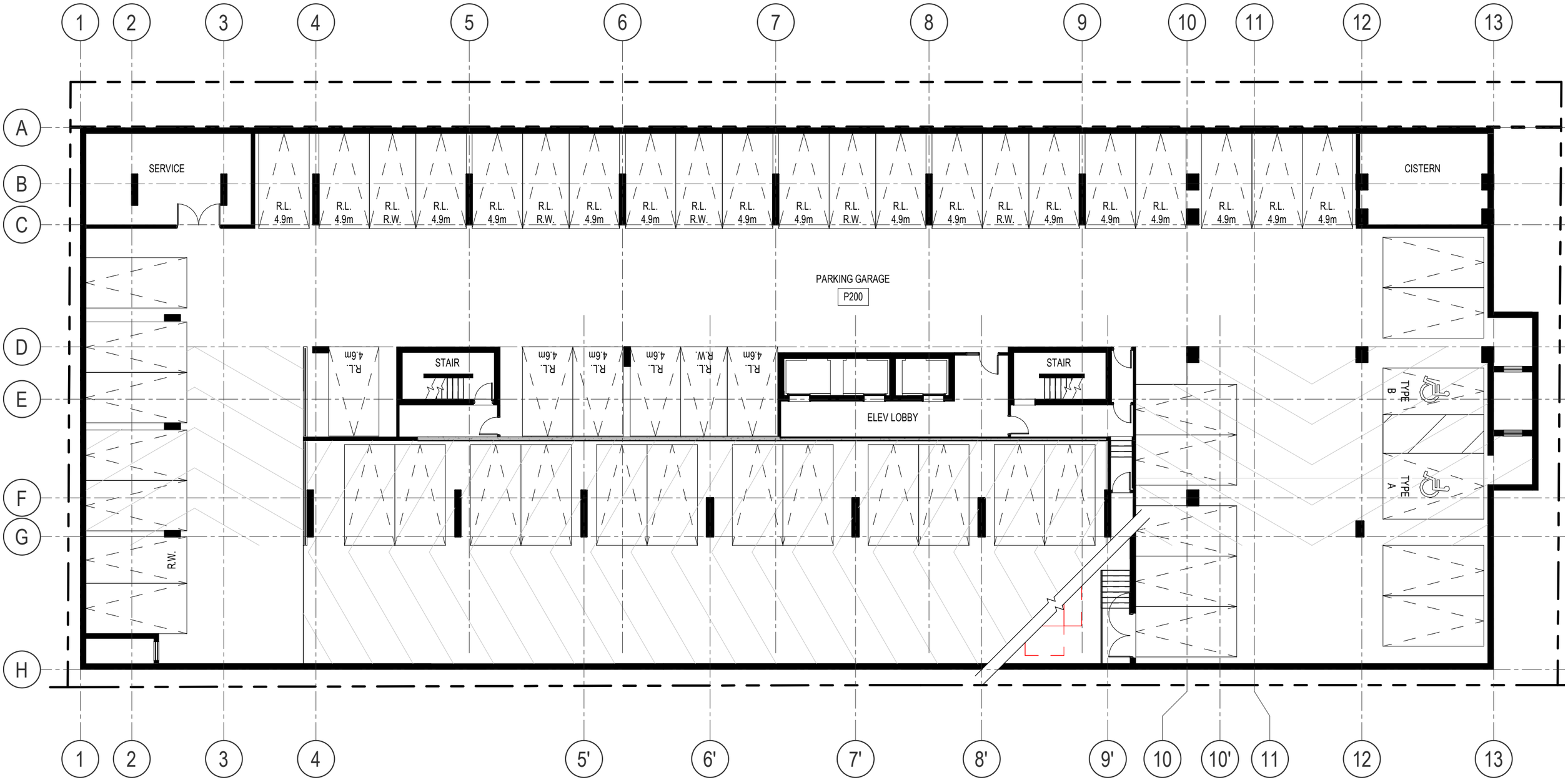

200 ISABELLA STREET LEVEL P2 PARKING FLOOR PLAN

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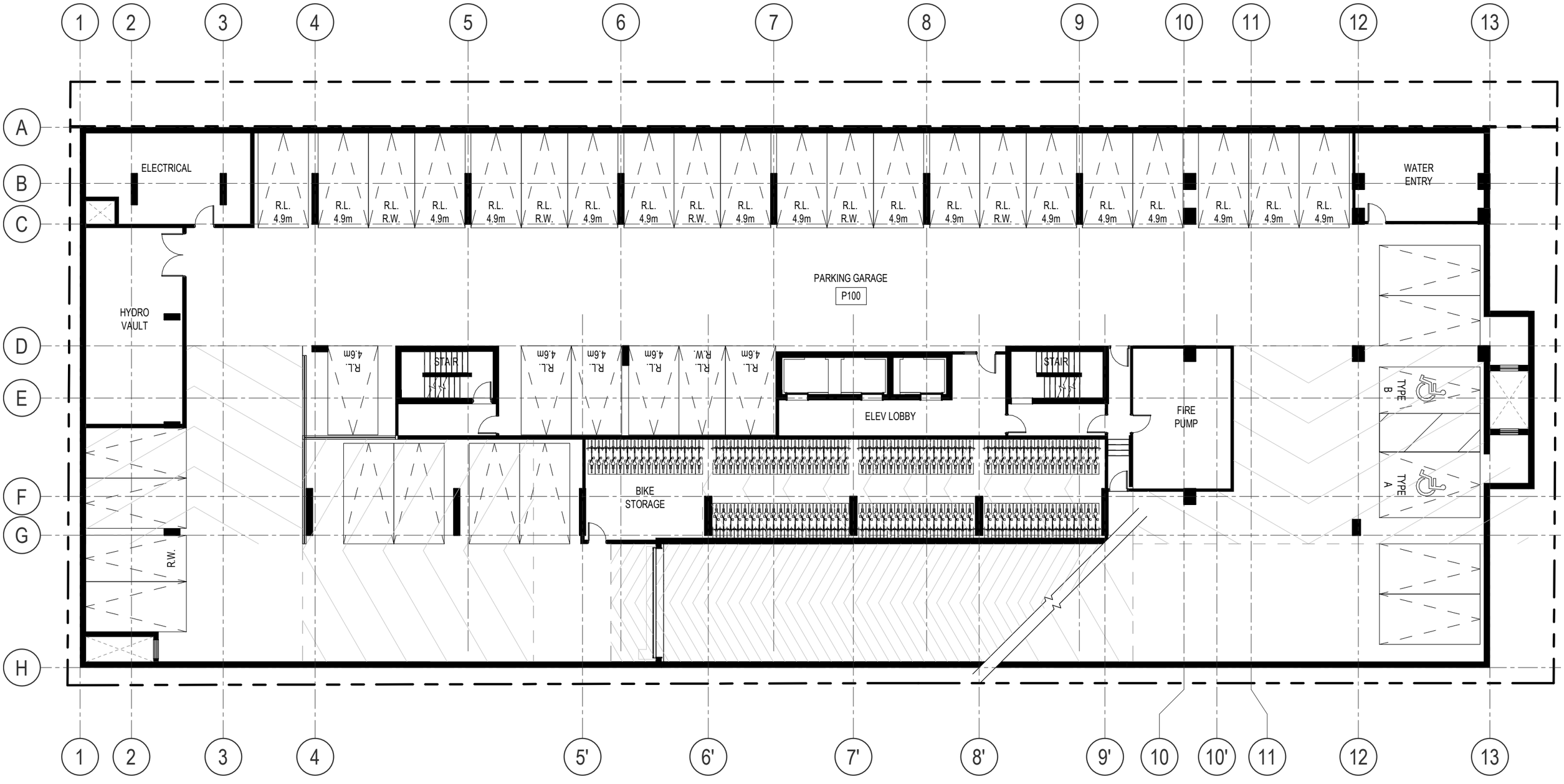

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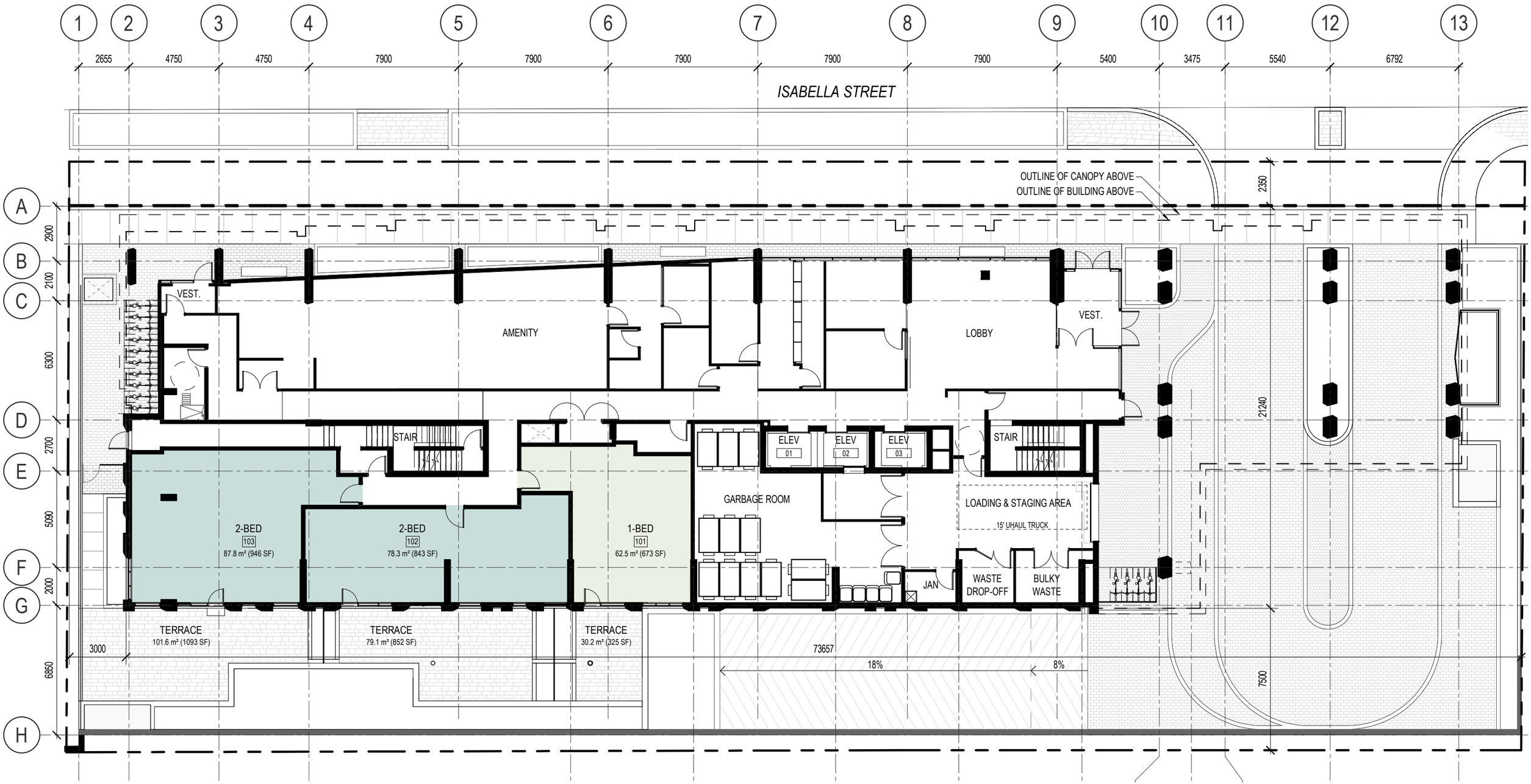

200 ISABELLA STREET LEVEL 01 FLOOR PLAN

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200 ISABELLA STREET LEVEL 02 FLOOR PLAN

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200 ISABELLA STREET LEVEL 03-05 FLOOR PLAN

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200 ISABELLA STREET LEVEL 06 FLOOR PLAN

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200 ISABELLA STREET LEVEL 07 FLOOR PLAN

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200 ISABELLA STREET LEVEL 08 FLOOR PLAN

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200 ISABELLA STREET LEVEL 09 FLOOR PLAN

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200 ISABELLA STREET LEVEL 10 FLOOR PLAN

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200 ISABELLA STREET LEVEL 11-12, 14-17 FLOOR PLAN

| 2516 | SCALE: 1 : 200



200 ISABELLA STREET LEVEL 13 FLOOR PLAN

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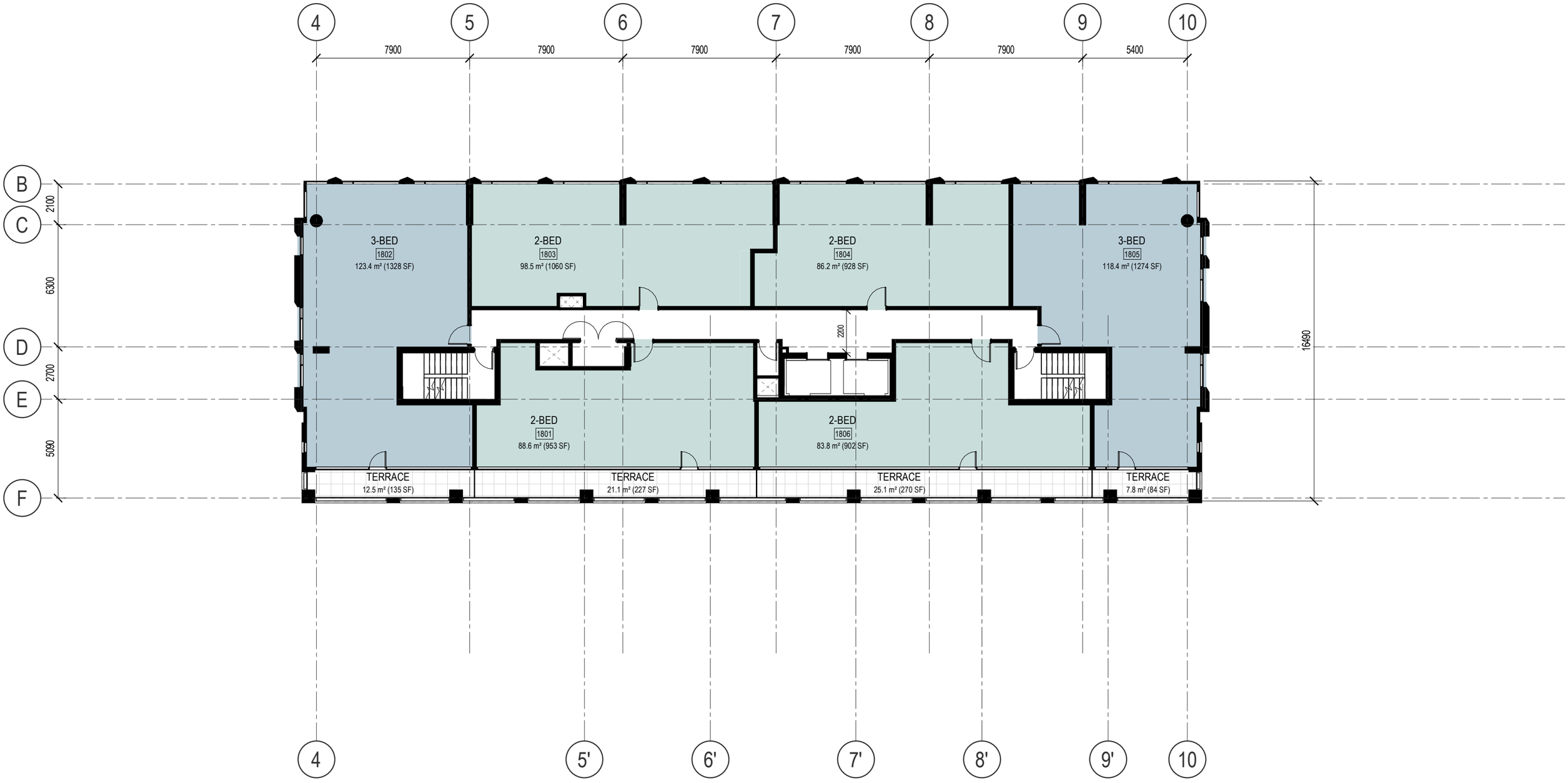

200 ISABELLA STREET LEVEL 18 FLOOR PLAN

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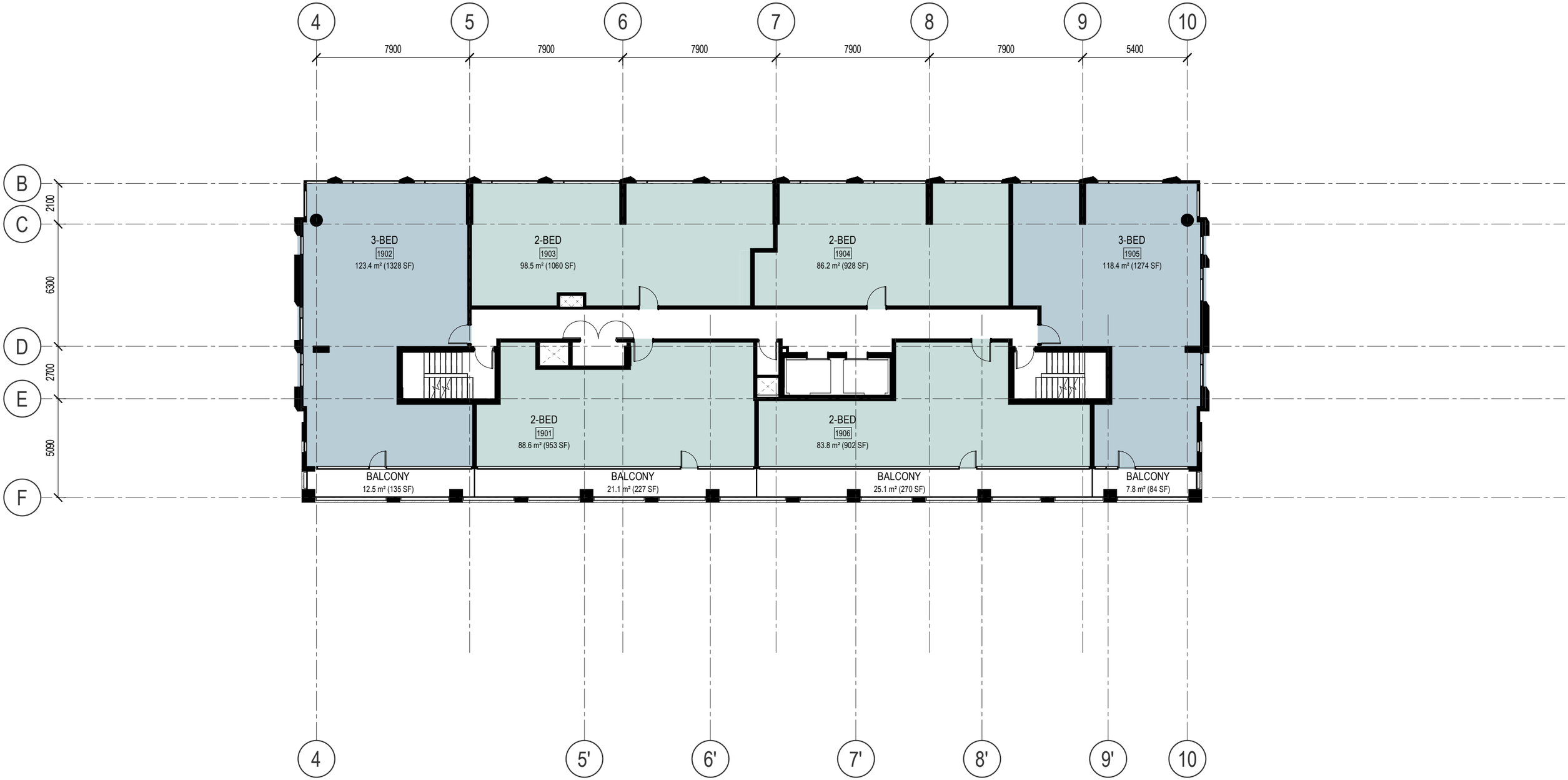

200 ISABELLA STREET LEVEL 19 FLOOR PLAN

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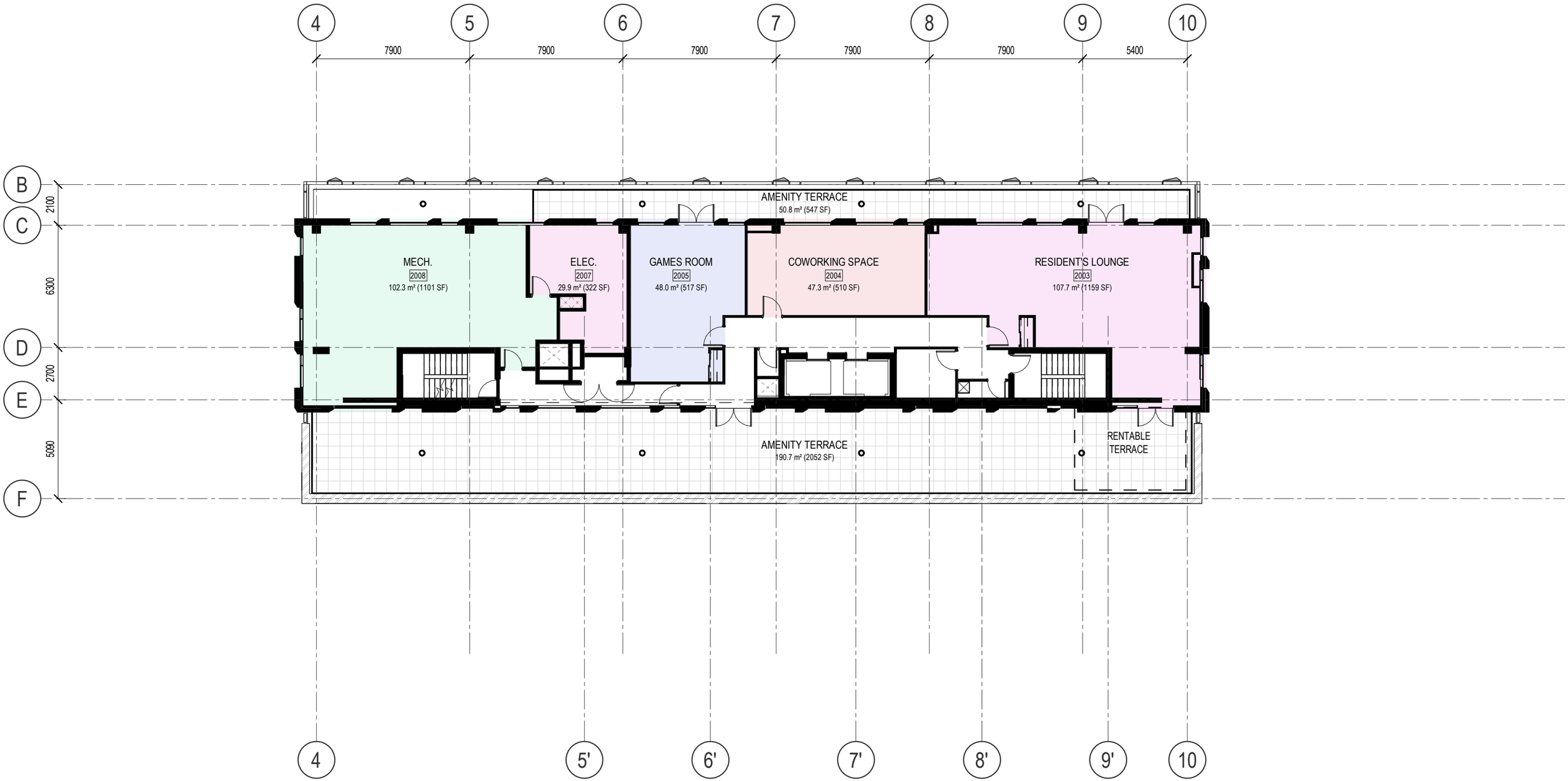

200 ISABELLA STREET ROOFTOP AMENITY FLOOR PLAN

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