

Zoning Confirmation Report – 200 Isabella Street

A. Project Information

Review Date	April 17, 2026	Official Plan Designation	Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
Municipal Address	200 Isabella Street	Legal Description	LOTS 11, 12, 13, 14, 15, 16 & 17 AND PART OF THE 10 FOOT LANE, SOUTH ISABELLA STREET, REGISTERED PLAN 34325, CITY OF OTTAWA
Scope of Work	Site Plan Control		
Existing Zoning	GM4 [2912] S486	By-law Number	2008-250
Schedule 1/1A Area	Area B	Overlays Applicable	N/A

B. Zoning Review

Zoning Provisions	By-law Requirement or Applicable Section, Exception, or Schedule	Proposal	Compliant (Y/N)
Principal Land Use	Residential/Commercial	Residential	Y
Minimum Lot Area	No minimum	2391m ²	Y
Minimum Lot Width	No minimum	76.85m	Y
Minimum Front Yard Setback	0.75m for the first 6 storeys 2.75m at 7+ storeys	0.75m for the first 6 storeys 2.75m at 7+ storeys	Y
Minimum Interior Side Yard Setback (East)	3.23m for the first 6 storeys, 11.88m at 7-9 storeys, 18.38m at 10+ storeys	5.37m for the first 6 storeys, 12.91m at 7-9 storeys, 18.51m at 10+ storeys	Y
Minimum Interior Side Yard Setback (West)	3.2m for the first 6 storeys, 11.92m at 7+ storeys	3.15m for the first 6 storeys, 11.97m at 7+ storeys	N
Minimum Rear Yard Setback	7.5m for the first 6 storeys, 9.5m at 7-17 storeys, 11.1m at 18 storeys, 14.3m at 19 storeys	7.5m for the first 6 storeys, 9.5m at 7-17 storeys, 11.1m at 18 storeys, 14.3m at 19 storeys	Y
Maximum Building Height	60.0m	60.0m	Y
Minimum Width of Landscape Area	No minimum	1.5m	Y
Required Parking Spaces (Residents)	98 spaces 0 spaces for the first 12 units, 0.5 spaces/unit for 217 units, less 10% for underground parking	77 spaces	N
Required Parking Spaces (Visitor)	22 spaces 0 spaces for the first 12 units, 0.1 spaces/unit for 217 units	22 spaces	Y
Small Car Parking Spaces	39 spaces Up to 50% of spaces may be reduced to 4.3m by 2.4m	40 spaces	N

Zoning Provisions	By-law Requirement or Applicable Section, Exception, or Schedule	Proposal	Compliant (Y/N)
Bicycle Parking Space Rates	115 spaces 0.5 spaces/unit for 229 units	234 spaces	Y
Total Amenity Area	1374m ² 6m ² /unit for 229 units	1594.3m ²	Y
Communal Amenity Area	687m ² Minimum 50% of total amenity area	961.5m ²	Y