



## Zoning Confirmation Report – 200 Isabella Street

### A. Project Information

<b>Review Date</b>	January 26, 2026	<b>Official Plan Designation</b>	Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
<b>Municipal Address</b>	200 Isabella Street	<b>Legal Description</b>	LOTS 11, 12, 13, 14, 15, 16 & 17 AND PART OF THE 10 FOOT LANE, SOUTH ISABELLA STREET, REGISTERED PLAN 34325, CITY OF OTTAWA
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning</b>	GM4 [2912] S486	<b>By-law Number</b>	2008-250
<b>Schedule 1/1A Area</b>	Area B	<b>Overlays Applicable</b>	N/A

### B. Zoning Review

<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception, or Schedule</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
Principal Land Use	Residential/Commercial	Residential	Y
Minimum Lot Area	No minimum	2388.61m <sup>2</sup>	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)	3m for the first 6 storeys, 11.78m at 7-9 storeys, 18.28m at 10+ storeys	5.37m for the first 6 storeys, 11.78m at 7-9 storeys, 18.28m at 10+ storeys	Y
Minimum Interior Side Yard Setback (West)	3m for the first 6 storeys, 11.82m at 7+ storeys	3m for the first 6 storeys, 11.82m at 7+ storeys	Y
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, 14.5m 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

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	242 spaces	Y
Total Amenity Area	1374m <sup>2</sup> 6m <sup>2</sup> /unit for 229 units	1594.3m <sup>2</sup>	Y
Communal Amenity Area	687m <sup>2</sup> Minimum 50% of total amenity area	961.5m <sup>2</sup>	Y