

**Zoning Confirmation Report – 200 Isabella Street**
**A. Project Information**

<b>Review Date</b>	April 17, 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	<b>Y</b>
Minimum Lot Area	No minimum	2391m <sup>2</sup>	<b>Y</b>
Minimum Lot Width	No minimum	76.85m	<b>Y</b>
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	<b>Y</b>
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	<b>Y</b>
Minimum Interior Side Yard Setback (West)	3.2m for the first 6 storeys, 11.92m at 7+ storeys	<b>3.15m</b> for the first 6 storeys, 11.97m at 7+ storeys	<b>N</b>
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	<b>Y</b>
Maximum Building Height	60.0m	60.0m	<b>Y</b>
Minimum Width of Landscape Area	No minimum	1.5m	<b>Y</b>
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	<b>77 spaces</b>	<b>N</b>
Required Parking Spaces (Visitor)	22 spaces 0 spaces for the first 12 units, 0.1 spaces/unit for 217 units	22 spaces	<b>Y</b>
Small Car Parking Spaces	39 spaces Up to 50% of spaces may be reduced to 4.3m by 2.4m	<b>40 spaces</b>	<b>N</b>

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 <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