J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

MEMO

Date: November 6, 2026

To: Mike Giampa. P.Eng. - City of Ottawa

From: David Hook, P.Eng.

CC: Kevin Harper – Minto Group

Subject: 200 Isabella Street – Transportation Impact Assessment (Addendum #2)

JLR No.: 33938-000

Background

J.L. Richards & Associated Limited (JLR) was retained by Isatoria Limited Partnership (Minto) to undertake a Transportation Impact Assessment (TIA) in support of a Site Plan Control application to the City of Ottawa relating to a high-rise residential building proposed at 200 Isabella Street.

The subject site received zoning approval in 2023. As part of the Zoning By-Law Amendment process, a complete Transportation Impact Assessment (TIA) was submitted by IBI Group on April 30, 2021. A total of six (6) resubmissions took place and the resulting approval to resolve issues relating to various aspects of the site design, including but not limited to, the City's planned reconfiguration of Isabella Street.

The proposed development is currently progressing through a Site Plan Control application process, and the site design is continuing to evolve. TIA Addendum #1 was submitted in February 2026 for the first submission of the SPC application.

The purpose of this TIA Addendum #2 serves to provide an update on recent changes to site statistics as it relates to transportation elements of the site. The key change to the site design since the previous iteration is the inclusion of 5 additional residential units on the 19th floor, and relocation of the amenity space from the 19th floor to the rooftop, as is now permitted under the current zoning by-law. The current site plan is included in **Attachment 'A'**.

Since the completion of the 2021 TIA, the City has updated both the Official Plan and Transportation Master Plan. Furthermore, the new City of Ottawa Zoning By-Law 2026-50 is now in effect, except for select elements that remain under appeal.

Land Use Details

Table 1 below compares the site statistics at the various stages of the development approvals process.

Table 1: Site Statistic Comparison

Site Statistic	TIA (April 2021)	At Approval (ZBLA)	SPC Submission 1 (Feb 2026)	CURENT: SPC Submission 2 (Nov 2026)	Net Change from TIA Analysis*
Building Height (Floors)	16	19	19	20 (+1)	~~+ 3~~ +4
Residential Units	260	234	229	234 (+5)	~~- 31~~ -26
Below-Grade Parking	172	129	99	98 (-1)	~~- 73~~ -74
Surface-Parking	3	3	3	2 (-1)	~~0~~ -1
Bicycle Parking	274	242	242	248 (+6)	~~- 32~~ -26
Loading Docks	1	1	1	1	No Change

** The net change is between the April 2021 TIA and Current Proposal*

As shown in **Table 1**, although the current site plan now has four more stories than indicated in the 2021 TIA submission, there are 26 fewer units overall, thus the site's previously forecasted impact on the adjacent road network is reduced. The proposed number of units now matches that of the site at zoning approval.

Site Access & Loading

The revised site plan includes modifications to column sizing and placement, however the delineation of vehicular drive aisles at-grade has not changed and therefore it is confirmed that there is no impact to site circulation for vehicles entering or exiting the site, including heavy vehicles for resident loading or front-loading private waste collection. Waste collection will continue to occur on-site and can be serviced by a full-size waste collection vehicle with bins temporarily rolled out the southeast corner of the site for collection.

Parking

Regarding vehicle parking, there are now 98 vehicle parking spaces proposed within the underground parking garage - 22 of these spaces are allocated for visitors on parking level P1, with the remaining 76 resident spaces distributed between parking level P1 and P2. A reduction in underground parking was required to accommodate the building's hydro vault and fire pump rooms. This new supply represents a vehicle parking ratio of approximately 0.32 spaces/unit for residents, thereby reducing the automobile-dependency of the site. A total of 54 of the underground resident parking spaces are identified as "Reduced Length" due to the limitation of the structural grid, and 4 of the residential spaces are provided as Type 'A' and Type 'B' accessible stalls, all within 30 metres of the elevator bank. The number of Reduced-Length and Accessible stalls has not changed since the previous iteration of the site plan.

At-grade, there are now only two formal short-term vehicle parking spaces, intended for pick-up/drop off activity. The reduction in one surface space is required to accommodate a natural gas enclosure.

With regard to bicycle parking spaces, 236 spaces (118 stacked) are located in the underground parking garage in a bicycle storage room on the P1 level of the parking garage with an additional 12 visitor spaces proposed at grade near building entrances. Bicycle parking for residents is therefore provided at a ratio exceeding 1:1 spaces per unit and exceeds the minimum zoning requirement of 115 bicycle parking spaces.

It is important to note that City Council had approved zoning-bylaw (2026-50) on January 28, 2026, though several components remain under appeal.

Table 2 below summarizes parking requirements as approved through the previous zoning process, existing by-law requirements, new by-law requirements, and the current proposal for reference.

Table 2: Parking Requirements

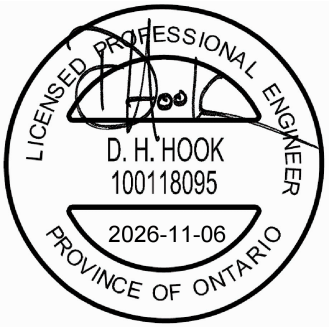
Parking Type	Existing By-Law Requirements	New By-Law Requirements – Area B[1]	Current Proposal (229 Units)
Vehicle Parking– Total[2]	98	0 minimum to 1.25 spaces/unit maximum	76 Provided
Vehicle Parking– Visitor	22	0.1 spaces/units in excess of the first 24 units up to 20 spaces maximum	22 Provided
Bicycle Parking – Short Term	N/A	minimum 2 spaces with an additional 0.1 spaces per unit above 20 residential units	12 provided at-grade
Bicycle Parking – Long Term	115	1 per unit	236 Provided (>1:1)
1 – New Zoning By-Law approved by Council on Jan 28, 2026, and only partially in effect. *2 - This number includes accessible spaces and visitor spaces*			

Conclusion

Based on the most current information relating to the proposed development statistics and its context, the overall results of the 2021 Transportation Impact Study are still valid and it is the professional opinion of J.L. Richards & Associates Limited that the proposed development can be safely accommodated by the adjacent transportation network.

J.L. RICHARDS & ASSOCIATES LIMITED

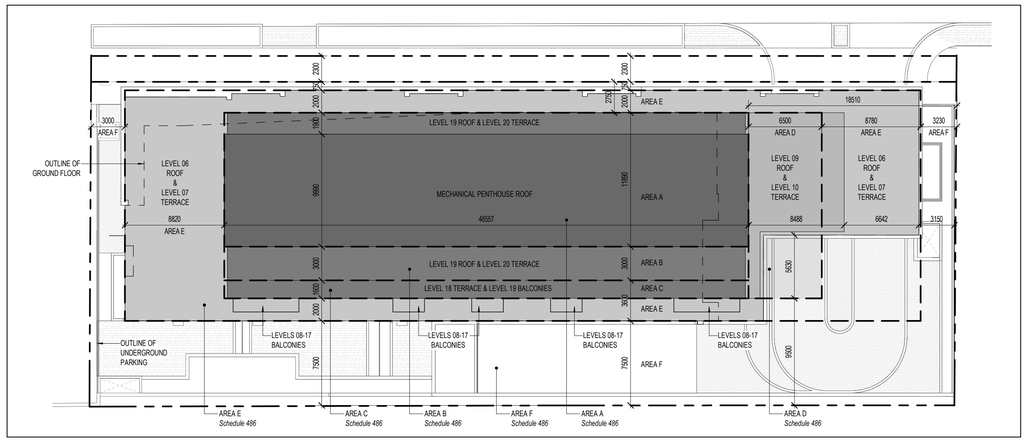
Prepared by:



David Hook, P.Eng.
Practice Lead, Transportation Planning

DH:dh

ATTACHMENT ‘A’



3 SP-01 ZONING SETBACK PLAN
SCALE: 1 : 250

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 20	46.4 m²	500 SF
LEVEL P1	1,985.7 m²	21,374 SF
LEVEL P2	1,985.7 m²	21,374 SF
TOTAL	4,017.8 m²	43,247 SF
TOTAL	**21,837.9 m²**	**235,062 SF**

GROSS LEASABLE AREA

LEVEL	AREA	AREA (SF)
LEVEL 01	229.5 m²	2,470 ft²
LEVEL 02	881.7 m²	9,490 ft²
LEVEL 03	1,194.2 m²	12,854 ft²
LEVEL 04	1,194.2 m²	12,854 ft²
LEVEL 05	1,194.2 m²	12,854 ft²
LEVEL 06	1,194.2 m²	12,854 ft²
LEVEL 07	745.0 m²	8,019 ft²
LEVEL 08	755.4 m²	8,131 ft²
LEVEL 09	755.4 m²	8,131 ft²
LEVEL 10	672.6 m²	7,240 ft²
LEVEL 11	672.1 m²	7,234 ft²
LEVEL 12	672.1 m²	7,234 ft²
LEVEL 13	670.9 m²	7,221 ft²
LEVEL 14	672.1 m²	7,234 ft²
LEVEL 15	672.1 m²	7,234 ft²
LEVEL 16	672.1 m²	7,234 ft²
LEVEL 17	672.1 m²	7,234 ft²
LEVEL 18	598.3 m²	6,440 ft²
LEVEL 19	598.3 m²	6,440 ft²
TOTAL	14,716.6 m²	158,408 ft²

COMMUNAL AMENITY

LEVEL	AREA	AREA (SF)
Not Placed	0.0 m²	0 SF
LEVEL 01	389.4 m²	4,192 SF
LEVEL 20	449.6 m²	4,840 SF
TOTAL	839.0 m²	9,031 SF

GFA (CITY OF OTTAWA)

LEVEL	AREA	AREA (SF)
LEVEL 01	218.1 m²	2,347 SF
LEVEL 02	842.1 m²	9,064 SF
LEVEL 03	1,139.1 m²	12,262 SF
LEVEL 04	1,139.1 m²	12,262 SF
LEVEL 05	1,139.1 m²	12,262 SF
LEVEL 06	1,139.1 m²	12,262 SF
LEVEL 07	722.1 m²	7,773 SF
LEVEL 08	732.5 m²	7,885 SF
LEVEL 09	732.5 m²	7,885 SF
LEVEL 10	650.7 m²	7,005 SF
LEVEL 11	650.2 m²	6,999 SF
LEVEL 12	650.2 m²	6,999 SF
LEVEL 13	649.0 m²	6,986 SF
LEVEL 14	650.2 m²	6,999 SF
LEVEL 15	650.2 m²	6,999 SF
LEVEL 16	650.2 m²	6,999 SF
LEVEL 17	650.2 m²	6,999 SF
LEVEL 18	576.9 m²	6,210 SF
LEVEL 19	576.9 m²	6,210 SF
TOTAL	14,158.6 m²	152,402 SF

BICYCLE PARKING

LEVEL	COUNT
LEVEL 01	12
LEVEL P1	236
TOTAL	248

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

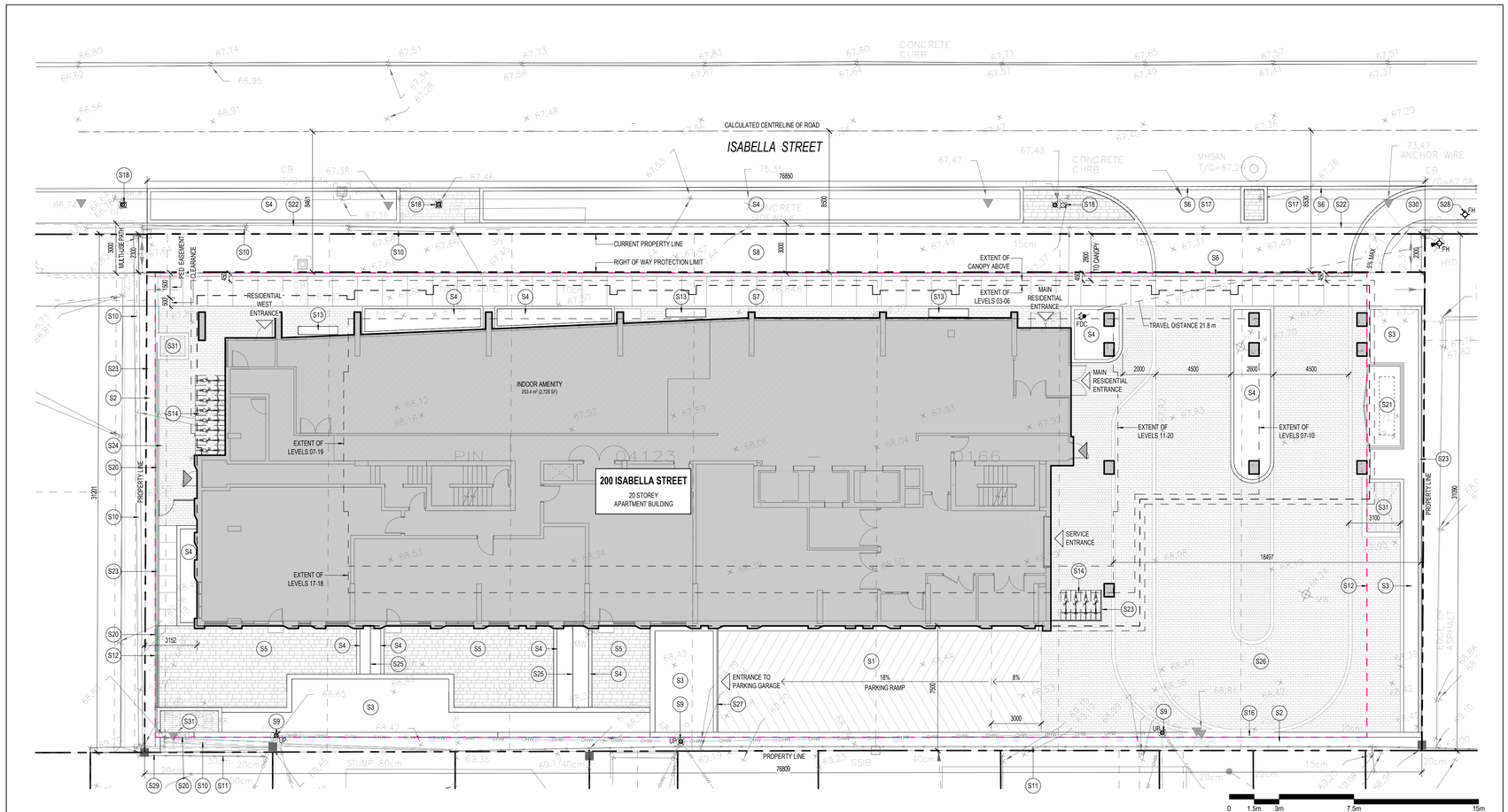
LEVEL	TYPE	COUNT
LEVEL P1	RESIDENTIAL	19
LEVEL P1	VISITOR	22
LEVEL P2	RESIDENTIAL	57
TOTAL		98



2 SP-01 LOCATION PLAN
SCALE: NTS

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1 SP-01 SITE PLAN
SCALE: 1 : 150

SURVEY INFO
SCALE: 1 : 1

PLAN OF SURVEY OF
LOTS 11, 12, 13, 14, 15, 16, & 17
AND PART OF THE 15 FOOT LANE
SOUTH ISABELLA STREET
REGISTERED PLAN 34325
CITY OF OTTAWA

STANTEC GEOMATICS LTD. 2019

OWNER ISATORIA LIMITED PARTNERSHIP
SUITE 200, 180 KENT ST, OTTAWA ON, K1P 0B6

APPLICANT MINTO GROUP
SUITE 200, 180 KENT ST, OTTAWA ON, K1P 0B6

ARCHITECT PROJECT1 STUDIO
SUITE 300, 260 ST PATRICK ST, OTTAWA ON, K1N 5K5

SURVEYOR STANTEC GEOMATICS LTD.
SUITE 300, 1131 CLYDE AVE, OTTAWA ON, K2C 3G4

LANDSCAPE DTAH
SUITE 600, 425 ADELAIDE ST W, TORONTO ON, M5V 3C1

CIVIL ARCADIS PROFESSIONAL SERVICES INC.
SUITE 500, 333 PRESTON ST, OTTAWA ON, K1S 5N4

TRAFFIC J.L. RICHARDS
SUITE 1000, 343 PRESTON ST, OTTAWA ON, K1S 1N4

NOISE/WIND GRADIENT WIND
127 WALGREEN RD, OTTAWA ON, K0A 1L0

SITE STATISTICS

Current Zoning Designation:	GM[2012] 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*	248 Spaces
Total Amenity Area *Table 137(4)(f)*	1,404 m² *6 m² / unit for 234 units*	1,731.5 m²
Communal Amenity Area *Table 137(4)(f)*	702 m² *Min. 50% of Total Amenity Area*	839.0 m²

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- INTERLOCKING STONE PAVERS
- FDC FIRE DEPARTMENT CONNECTION
- BICYCLE PARKING
- NEW LIGHT STANDARD
- PROPERTY LINE
- UP EXISTING UTILITY POLE TO REMAIN
- UP UTILITY POLE TO BE REMOVED/RELOCATED
- FH NEW FIRE HYDRANT LOCATION
- FH FIRE HYDRANT TO BE REMOVED/RELOCATED
- SETBACK LINE
- OHW OVERHEAD WIRES

SITE PLAN NOTES

S1 CONCRETE SURFACE c/w HERRINGBONE SURFACE & INTEGRATED SNOWMELT
S2 SOFT LANDSCAPING, REFER TO LANDSCAPE
S3 RAISED PLANTER, REFER TO LANDSCAPE
S4 PLANTING BED, REFER TO LANDSCAPE
S5 PATIO c/w CONCRETE UNIT PAVING, REFER TO LANDSCAPE
S6 DEPRESSED CURB, REFER TO CIVIL
S7 PROPOSED SIDEWALK, REFER TO CIVIL
S8 SOFT LANDSCAPING, FUTURE MULTI-USE PATHWAY, REFER TO LANDSCAPING & CIVIL
S9 UTILITY POLE TO BE REMOVED/RELOCATED
S10 EXISTING STONE RETAINING WALL w/ STEEL FENCE TO BE DEMOLISHED, REFER TO CIVIL
S11 EXISTING BOARD FENCE TO BE DEMOLISHED
S12 LINE DENOTES EXTENT OF PARKING LEVEL BELOW
S13 BENCH, REFER TO LANDSCAPE
S14 BICYCLE PARKING
S16 CAST-IN-PLACE CONCRETE RETAINING WALL, REFER TO CIVIL
S17 VEHICULAR CONCRETE PAVING, REFER TO CIVIL
S18 NEW LIGHT STANDARD AS PER CITY OF OTTAWA STANDARDS, REFER TO ELECTRICAL & CIVIL
S20 CONCRETE UPSTAND
S21 GAS PAD IN LOUVRED FINISHED DOGHOUSE
S22 EXISTING CONCRETE SIDEWALK TO BE REMOVED
S23 PRIVACY FEATURE SCREEN, REFER TO LANDSCAPE
S24 GATE, REFER TO LANDSCAPE
S25 PRIVACY SCREEN, REFER TO LANDSCAPE
S26 CONCRETE UNIT PAVING, REFER TO LANDSCAPE
S27 PAINTED STEEL GUARD
S28 FUTURE HYDRANT RELOCATION BY OTHERS
S29 CONCRETE RETAINING WALL TIED BACK INTO EXISTING RETAINING WALL, REFER TO CIVIL & LANDSCAPE
S30 TIE CONCRETE SIDEWALK INTO EXISTING
S31 AREA WELL GRATE

20	ISSUED FOR COORDINATION	26-10-30
19	ISSUED FOR COORDINATION	26-10-28
18	ISSUED FOR CLIENT REVIEW	26-10-23
17	ISSUED FOR COORDINATION	26-10-16
16	ISSUED FOR CLIENT REVIEW	26-10-16
15	ISSUED FOR COORDINATION	26-10-14
14	ISSUED FOR COORDINATION	26-10-07
13	ISSUED FOR COORDINATION	26-09-23
11	ISSUED FOR COORDINATION	26-09-08
9	ISSUED FOR COORDINATION	26-07-29
8	ISSUED FOR COORDINATION	26-07-08
7	ISSUED FOR COORDINATION	26-07-03
5	REISSUED FOR SITE PLAN CONTROL	26-04-16
4	ISSUED FOR COORDINATION	26-04-14
3	ISSUED FOR COORDINATION	26-04-10
2	ISSUED FOR COORDINATION	26-04-01
1	ISSUED FOR SITE PLAN CONTROL	26-01-30

ISSUE RECORD

project1 studio
Project1 Studio Incorporated
| 613.884.3939 | mail@project1studio.ca

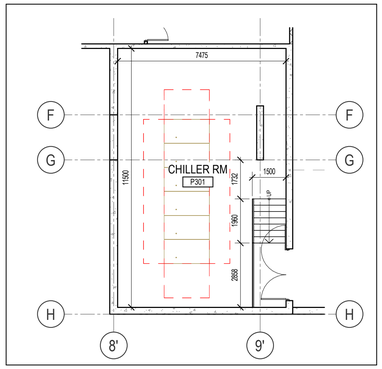
200 ISABELLA STREET

200 Isabella Street
Ottawa, ON
K1S 1V7

PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH/JDH	RMK

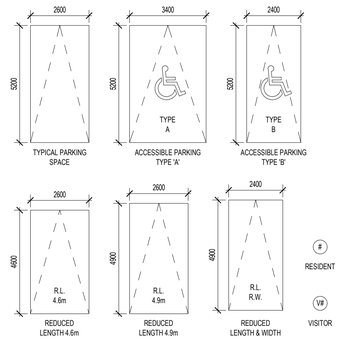
SITE PLAN

SP-01



2 / A100.1 LEVEL P3 FLOOR PLAN
SCALE: 1 : 125

PARKING LEGEND

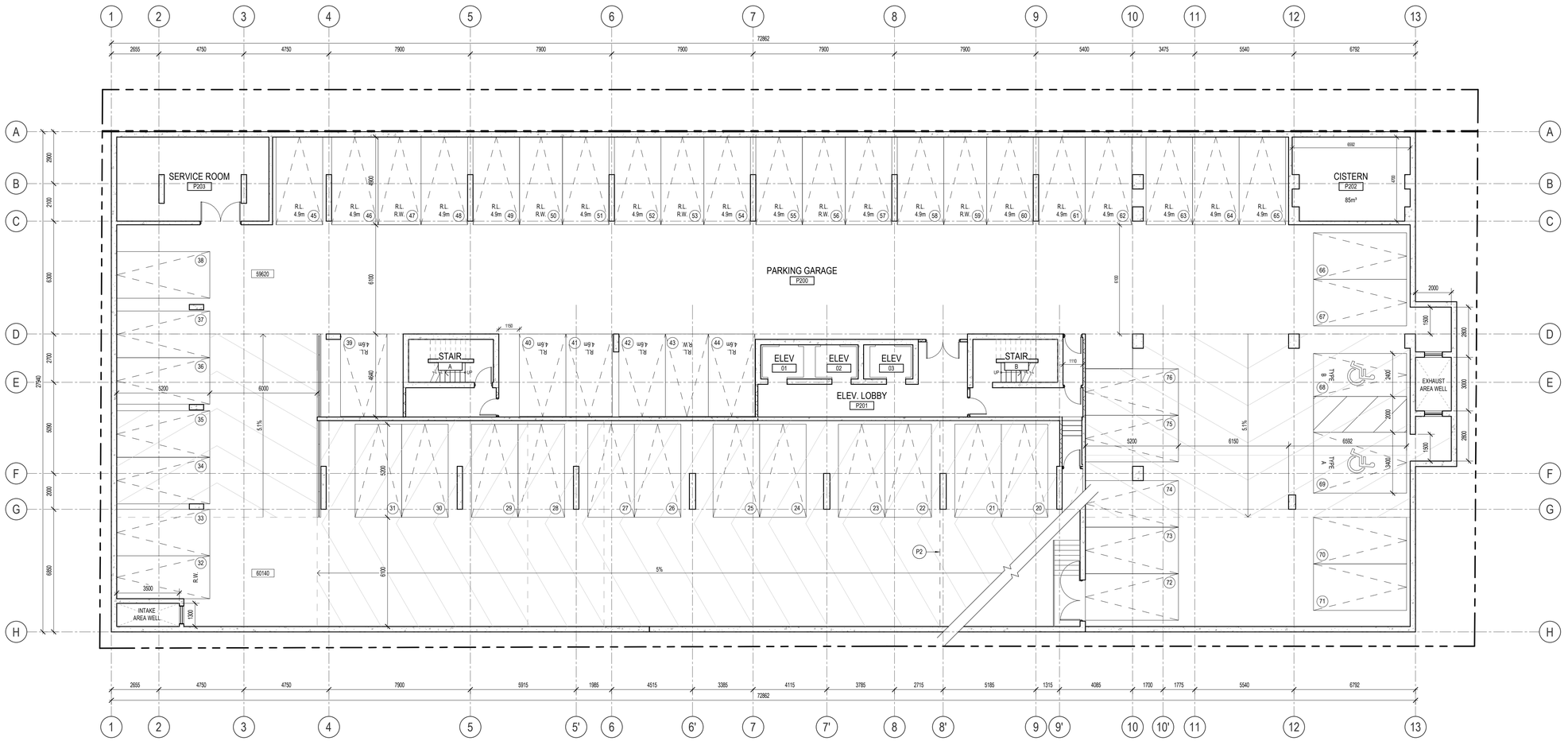


FLOOR/ROOF PLAN NOTES

P2 LINE DENOTES EXTENT OF P3 BELOW

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1 / A100.1 LEVEL P2 FLOOR PLAN
SCALE: 1 : 125

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2	ISSUED FOR COORDINATION	26-04-01
1	ISSUED FOR SITE PLAN CONTROL	26-01-30

ISSUE RECORD

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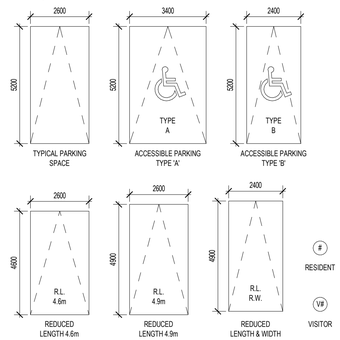
200 Isabella Street
Ottawa, ON
K1S 1V7

PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH/JDH	RMK

LEVEL P2 FLOOR PLAN

A100.1

PARKING LEGEND

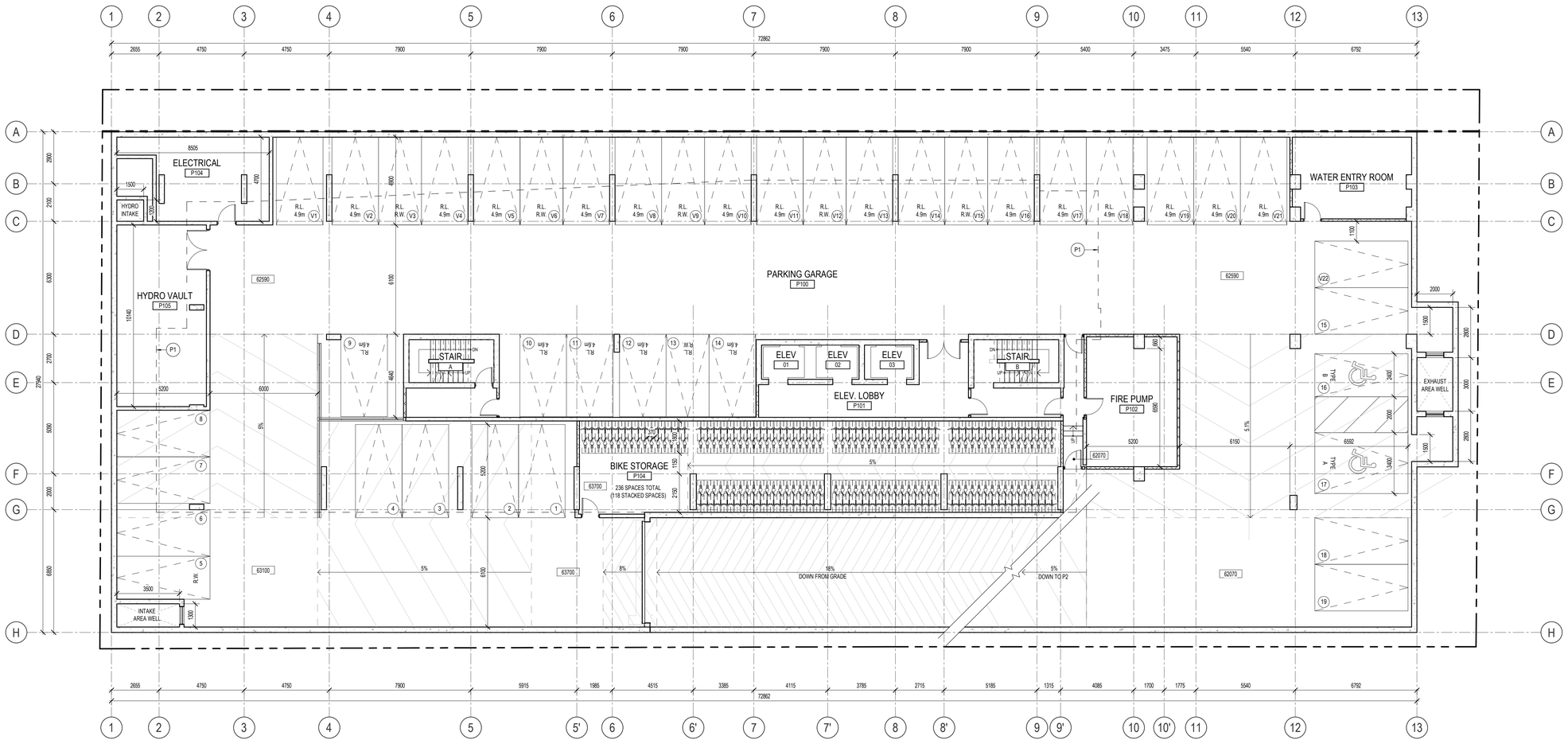


FLOOR/ROOF PLAN NOTES

P1 LINE DENOTES EXTENT OF LEVEL 01 OVERHEAD

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17	ISSUED FOR COORDINATION	26-10-16
16	ISSUED FOR CLIENT REVIEW	26-10-16
15	ISSUED FOR COORDINATION	26-10-14
14	ISSUED FOR COORDINATION	26-10-07
13	ISSUED FOR COORDINATION	26-09-23
11	ISSUED FOR COORDINATION	26-09-08
9	ISSUED FOR COORDINATION	26-07-29
7	ISSUED FOR COORDINATION	26-07-03
6	ISSUED FOR COORDINATION	26-06-25
5	REISSUED FOR SITE PLAN CONTROL	26-04-16
4	ISSUED FOR COORDINATION	26-04-14
3	ISSUED FOR COORDINATION	26-04-10
2	ISSUED FOR COORDINATION	26-04-01
1	ISSUED FOR SITE PLAN CONTROL	26-01-30

ISSUE RECORD

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PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH/JDH	RMK

LEVEL P1 FLOOR PLAN

A100.2

1 / A100.2 LEVEL P1 FLOOR PLAN
SCALE: 1 : 125