

Massing of 110, 116 York building

Massing

- North
 - Podium 12.220m in height from average grade and 2 storeys.
 - Podium setback 0.13m from north lot line (according to Zoning Chart on SP) but not illustrated on the Site Plan.
 - Tower is 10.129m from this north lot line
 - Tower is 10.129m from north building wall
- East
 - Podium 12.445m in height from average grade to the highest of three roof surfaces along the East façade (South-East Corner), and 3 storeys up to grid 16 and 2 storeys North of grid 16.
 - Podium has varied setback from the eastern lot line. At the closest point it is 0.485m and at it's furthest point it is 0.835m.
 - Tower is 7.066m from the eastern lot line
 - Tower is 6.465m from the eastern building wall
- South
 - Podium 12.445m in height from average grade to the highest of two roof surfaces along the South façade (South-East Corner) and 3 storeys.
 - NOTE* Lot lines have changed as per the PLC application and need to be revised. Currently: Podium has varied setback from the southern lot line. At the closest point it is 1.13m and at it's furthest point it is 5.77m. See response in C1 a., for clarity the lot line dividing 110-116 York from 137-141 George to remain on Site Plan.
 - Southern most Tower wall is 9.845m from its nearest southern lot line and 15.602 from the furthest.
 - Southern most Tower wall is 4.350m from its nearest Podium southern wall.
- West
 - Podium and tower abut/are flush with the existing Andaz located at 325 Dalhousie. No setbacks or stepbacks from this lot line.
- Tower
 - Building 54.445m in height from average grade to the highest point of roof surface.