

	OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
rs	Hotel Rooms	4th and 17th floors (11 rooms/floor) 5th to 16th floors (11 rooms/floor) Minimum 10% of rooms are required to be Barrier-Free (BF) and	424m ² x 2 floors= 848m ² 443m ² x 12 floors=5,316m ² TOTAL = 6,164m ² 22 of 154 units (14%) provided
		distributed throughout the storeys.	,,,
	Assembly	Ground floor 2nd floor	647m ² /floor 841m ² /floor
	Hotel Administration	3rd floor	94m ² /floor TOTAL = 1,582m ²
		ΤΟΤΔΙ	7 746m²

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - MD2 (2919) S489/ MD2 (113) S
 (COMBINED WITH 141 GEORGE STREET - MD2 (2031) S307)

ZONING RULE	REQUIREMENT	PROVIDED
Minimum lot area	No minimum	Combined lots 141 George Street = 3,109.10m ² 110 York = 520.72m ² 116 York = 1,015.88m ²
		= 4,645.70m ²
Minimum lot width	No minimum	40.47m along York Street
Minimum front yard	Maximum 1m	0.13m
Minimum interior side yard	No minimum	West side: connected to adjacent hotel. East side: 0.49m
Minimum rear yard	No minimum	Combined lot with 141 George Street. 1.13m, 5.48m and 5.77m.
Maximum building height	12m high within 9m from York. 52m high overall 12m high within 8m from back. As per OUTDATED Schedule 489; not including 116 York.	12.6m within 10m from York and Podium. 54.3m Tower.
	Projections permitted beyond building height. As per Exception 2919 (By-law 2023-502)	
Maximum floor space index	Not applicable	-
Minimum width of landscape area	No miminum except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces, or outdoor commercial patio, the whole yard must be landscaped	Yard used for required driveway, aisles and loading spaces, otherwise whole yard to be landscaped.
Provisions for buildings 10 storeys and higher (By-law 2019-353)	Not applicable. As per Exception 2919 (By-law 2023-502)	-
Ground floor use	100% of ground floor fronting a street (excluding lobby area, mechanical room, and access to other floors for a minimumm depth of 3m, must be occupied by permitted use.	100% of ground fronting York Street (excluding exits from other floors) for a minimumm depth of 3m, is occupied by permitted Hotel use.
	Total gross area of lobbies, mechanical rooms and access to other floors must not exceed 50% of ground floor gross area.	Total gross area of lobbies, mechanical rooms and access to other floors does not exceed 50% of ground floor gross area.
	Hotel lobby may be included in the calculation of ground floor frontage. As per Exception 2919 (By-law 2023-502)	Permitted Hotel use occupies more than 50% of ground floor and separate and direct access is provided on York and Dalhousie Street from existing Hotel building.

AMENITY AND PARKING REQUIREMENTS
ZONING - 110 YORK - MD2 (2919) S489
116 YORK - MD2 (113) S74
(COMBINED WITH 141 GEORGE STREET - MD2 (2031) S307)

REGULATION

PROPOSED

		6628
Shared Parking 141 GEORGE 110 & 116 YORK	None required for Hotel, Residential or Commercial use. 25 visitor parking spaces required 0.083 spaces per unit (Exception 2031)	P1 29 spaces (13 reduced) P2 44 spaces (14 reduced) P3 44 spaces (14 reduced) P4 46 spaces (14 reduced) 6.0m drive aisle provided. P1 16 spaces (11 reduced) P2 39 spaces (10 reduced) P3 41 spaces (10 reduced) P4 41 spaces (10 reduced)
		Total: 300 spaces shared between building users. (96 reduced 32%)
		141 George 163 spaces (55 reduced 34%) 110 York 137 spaces (41 reduced 30%)
		25 Visitor parking shown on P3 & P4
Barrier-Free Parking Combined 110-116 York & 141 George	251- 300 spaces requires 8 barrier-free spaces 4 type As 4 type Bs	York P1- 1 type A & 1 type B P2,P3 - 2 type B per floor George P1,P3,P4 - 1 type A per floor
	(Traffic and Parking By-Law 2017-301)	Total: 9 spaces 4 type As + 5 type Bs
Minimum Bicycle Parking 141 GEORGE	Residential: 0.5 spaces x 297 units = 149 bicycle parking spaces Retail: 1 space per 250m² of GFA 468m² GFA / 250m²	Residential: 56 (P1) 70 (P2) 31 (P3) Total 157 spaces
	= 2 bicycle parking spaces	Retail: 5 (Exterior)
110 & 116 YORK	Hotel: 1 per 1000m ² of GFA +/-7,746m ² GFA/1,000m ² = 8 bicycle parking spaces	Hotel: 9 (Interior) Total: 171 spaces
	Minimum 50% to be horizontal racks.	76 (~44%) vertical mount
Loading (110-116 York)	2 spaces required. Minimum 3.3m width of a loading space.	2 outdoor spaces provided. 3.3m wide x 9m length for

parallel application.

As per Exception 2919

(By-law 2023-502)

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505 Preston St, 2nd Floor, Ottawa ON. K1S 4N7

OTTAWA

110-116 YORK STREET

	REVISION	DATE (yyyy.mm.dd)
(FOR CLIENT USE	2025.01.29
1	FOR COORDINATION	2025.02.05
_	FOR HERITAGE REPORT	2025.02.17
۱A	FOR SITE PLAN APPROVAL	2025.02.20
зв	FOR HH SD REVIEW #6	2025.02.20
CC	FOR COORDINATION	2025.02.20
F	FOR COORDINATION	2025.04.03
J	FOR COORDINATION	2025.04.30
L	ISSUED FOR SUPERSTRUCTURE	2025.05.15

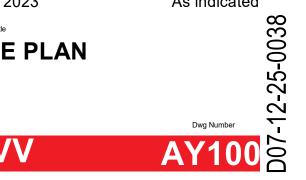
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SJ/AA LH DATE (aa.mm.jj)

SITE PLAN

MAY 2023

VVV FOR SITE PLAN APPROVAL



13098.00

2025.06.18

2025.06.30

2025.07.03

2025.07.15

2025.08.08

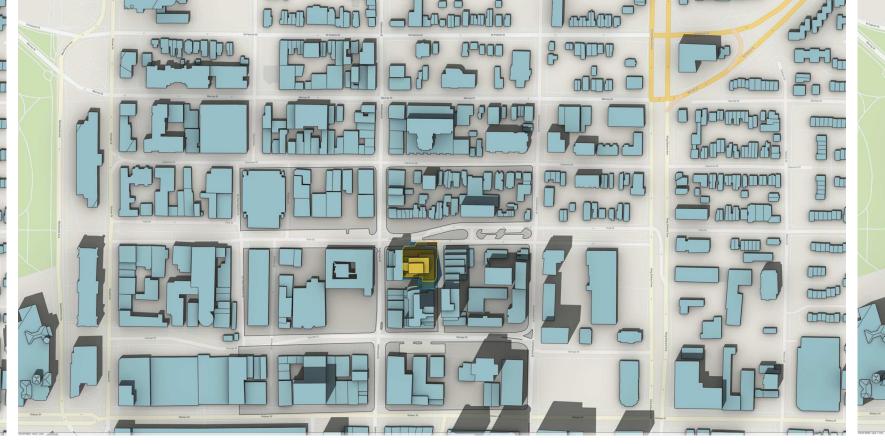
2025.08.12

2025.09.15

As indicated

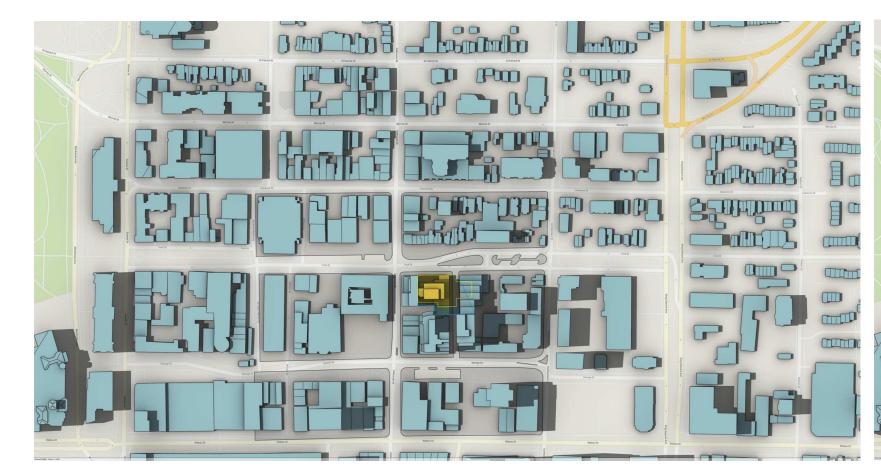
09h00 JUNE 21st 10h00 JUNE 21st 08h00 JUNE 21st

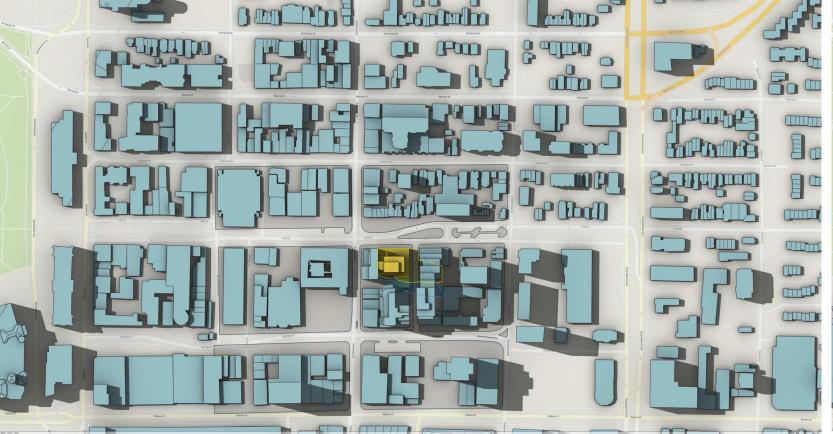






11h00 JUNE 21st 12h00 JUNE 21st 13h00 JUNE 21st







15h00 JUNE 21st 16h00 JUNE 21st 14h00 JUNE 21st



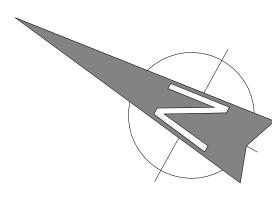






17h00 JUNE 21st 18h00 JUNE 21st 19h00 JUNE 21st 20h00 JUNE 21st PROPOSED SHADOW OUTLINE AS OF RIGHT SHADOW OUTLINE Height and massing as provided by the existing Zoning By-law, Schedule 489 for 110 York lot and schedule 74 for 116 York lot. PROPOSED DEVELOPMENT PUBLIC SPACES - None are captured. NEW NET SHADOW Highlights the increase in shadow resulting from the proposed development after taking into accoudn the shadow which would be cast from the as of right height and massing.

Latitude 45.42892369 and Longitude -75.69044705



COMMUNAL AMENITY

AREA - None are captured in any sun study area. The new net shadow must allow for an average of 50% of any communal amenit area being exposed to sun light during two consecutive hourly interval times per day between 11am and 3pm (both are inclusive) during all three test dates (with the exception of pools and rooftop patios which only have to meet the criteria of June and September).

GROUND LEVEL RESIDENTIAL PRIVATE **OUTDOOR AMENITY SPACE** - None are captured in the study area. The new net shadow within the no impact zone of any residential private outdoor amenity space being cast in shadow for more than two consecutive hourly test times during the June and September test date for development proposals outside the greenbelt only.

GENERAL NOTES

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110-116 YORK STREET

OTTAWA

DATE (yyyy.mm.dd) FOR CLIENT REVIEW FOR HERITAGE DEMOLITION PERMIT REVIEW NNN FOR SITE PLAN APPROVAL 2025.06.30 QQQ FOR SITE PLAN APPROVAL VVV FOR SITE PLAN APPROVAL

SJ/ÁA DATE (aa.mm.jj)

JUL 2023

As indicated

13098.00

SUN STUDY - JUNE

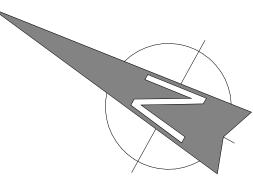
Indicated

Dwg Number

A1001



Latitude 45.42892369 and Longitude -75.69044705



PROPOSED SHADOW OUTLINE

Height and massing as provided by

the existing Zoning By-law, Schedule

489 for 110 York lot and schedule 74

PUBLIC SPACES - None are captured.

Highlights the increase in shadow resulting from the proposed development after taking into accoudn the shadow which would be cast from the as of right

PROPOSED DEVELOPMENT

_____ AS OF RIGHT SHADOW OUTLINE

for 116 York lot.

NEW NET SHADOW

height and massing.

PUBLIC SPACES - None

The new net shadow does date only.

COMMUNAL AMENITY AREA - None are captured in any sun study area. The new net shadow must allow for an average of 50% of any communal amenit area being exposed to sun light during two consecutive hourly interval times per day between 11am and 3pm (both are inclusive) during all three test dates (with the exception of pools and rooftop patios which only have to meet the criteria of

MAINSTREET CORRIDORS AND MINOR CORRIDORS -None are captured in the study area.

June and September).

The new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during

GROUND LEVEL RESIDENTIAL PRIVATE

SPACE - None are captured in the study area. The new net shadow within the no impact zone of any residential private outdoor amenity space being cast in shadow for more than two consecutive hourly test times during the June and September test date for development proposals

are captured in the study

the September test date only.

OUTDOOR AMENITY

outside the greenbelt only.

not result in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the September test

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110-116 YORK STREET

Location OTTAWA 13098.00

NO REVISION DATE (yyyy.mm.dd) G FOR CLIENT REVIEW
L FOR HERITAGE DEMOLITION PERMIT
REVIEW NNN FOR SITE PLAN APPROVAL 2025.06.30

QQQ FOR SITE PLAN APPROVAL VVV FOR SITE PLAN APPROVAL

Drawn by SJ/AA DATE (aa.mm.jj)

JUL 2023

As indicated

As indicated

Dwg Number

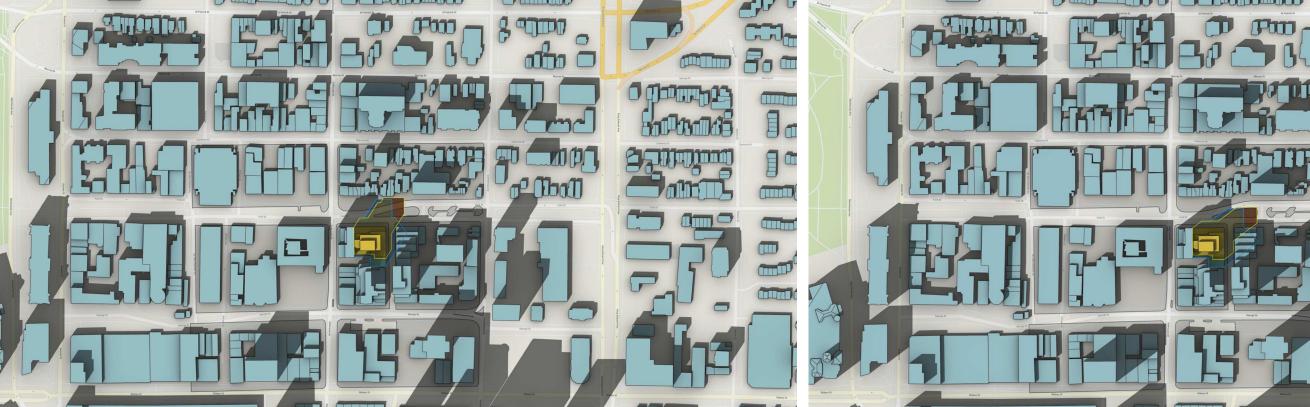
A1002 SUN STUDY -**SEPTEMBER**

VVV

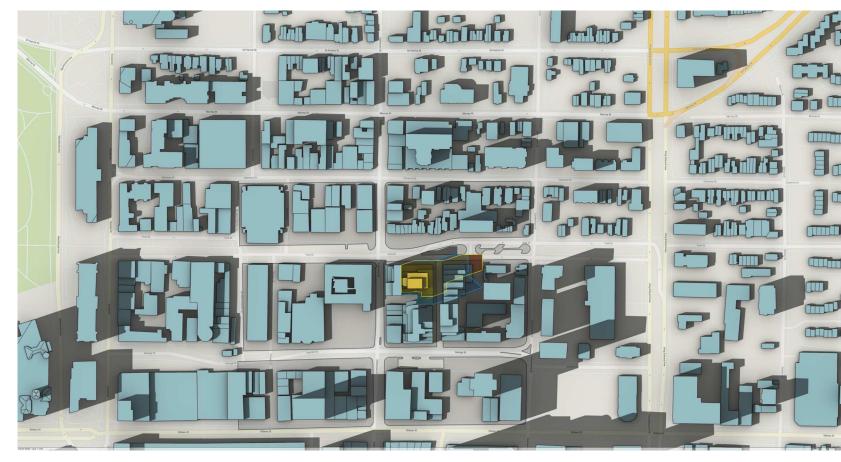








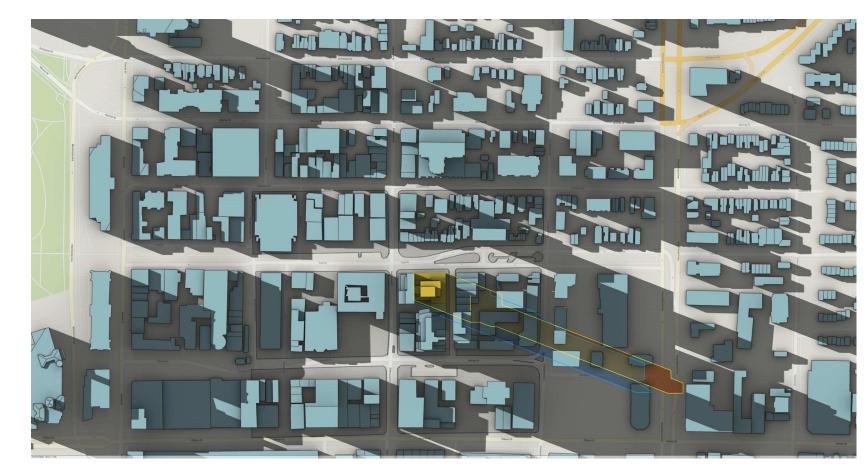
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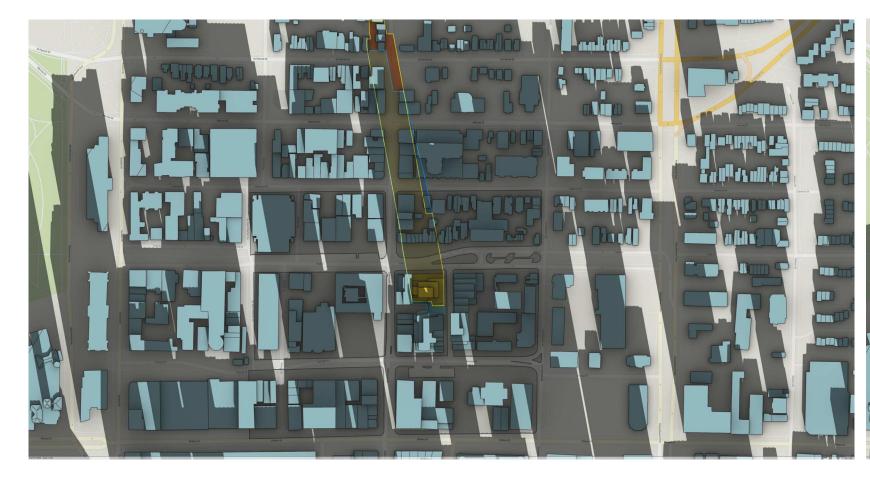


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17h00 SEPTEMBER 21st

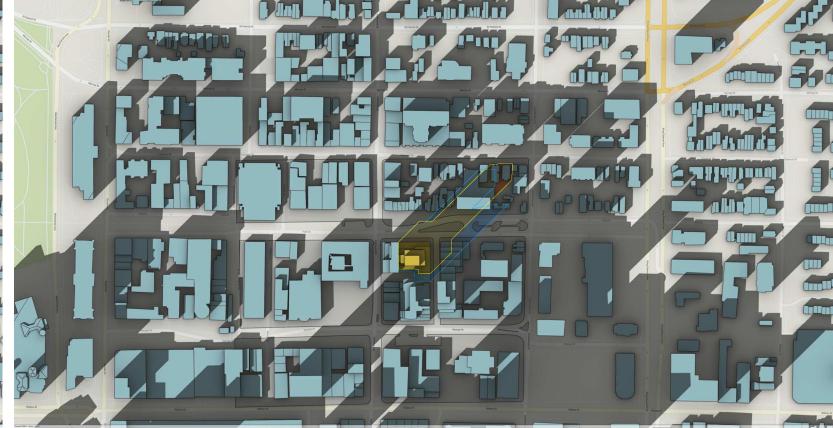


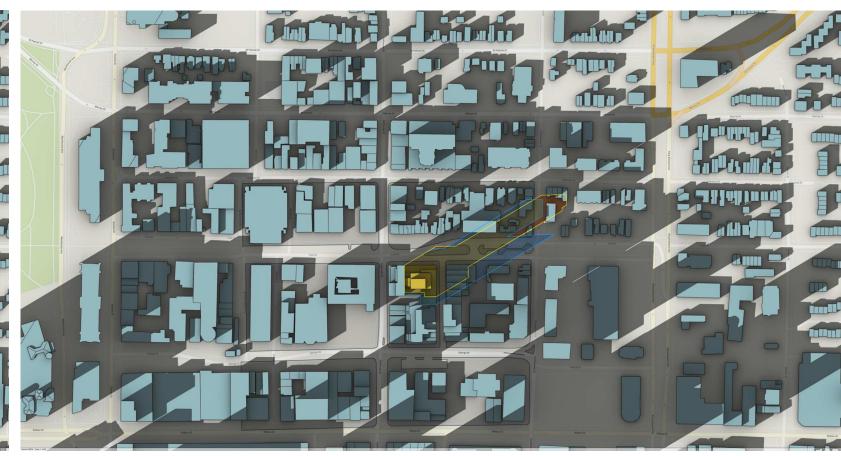




10h00 DECEMBER 21st 09h00 DECEMBER 21st 11h00 DECEMBER 21st



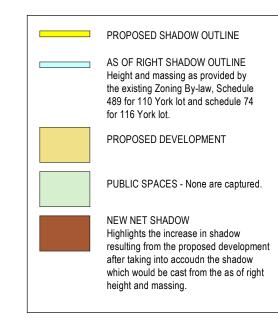




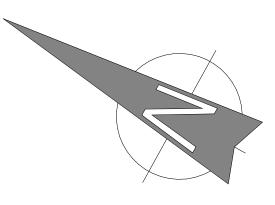
13h00 DECEMBER 21st 12h00 DECEMBER 21st 14h00 DECEMBER 21st



15h00 DECEMBER 21st



Latitude 45.42892369 and Longitude -75.69044705



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Mechanical - Electrical Engineer

GENERAL NOTES

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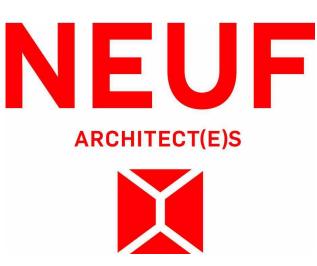
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OTTAWA

110-116 YORK STREET

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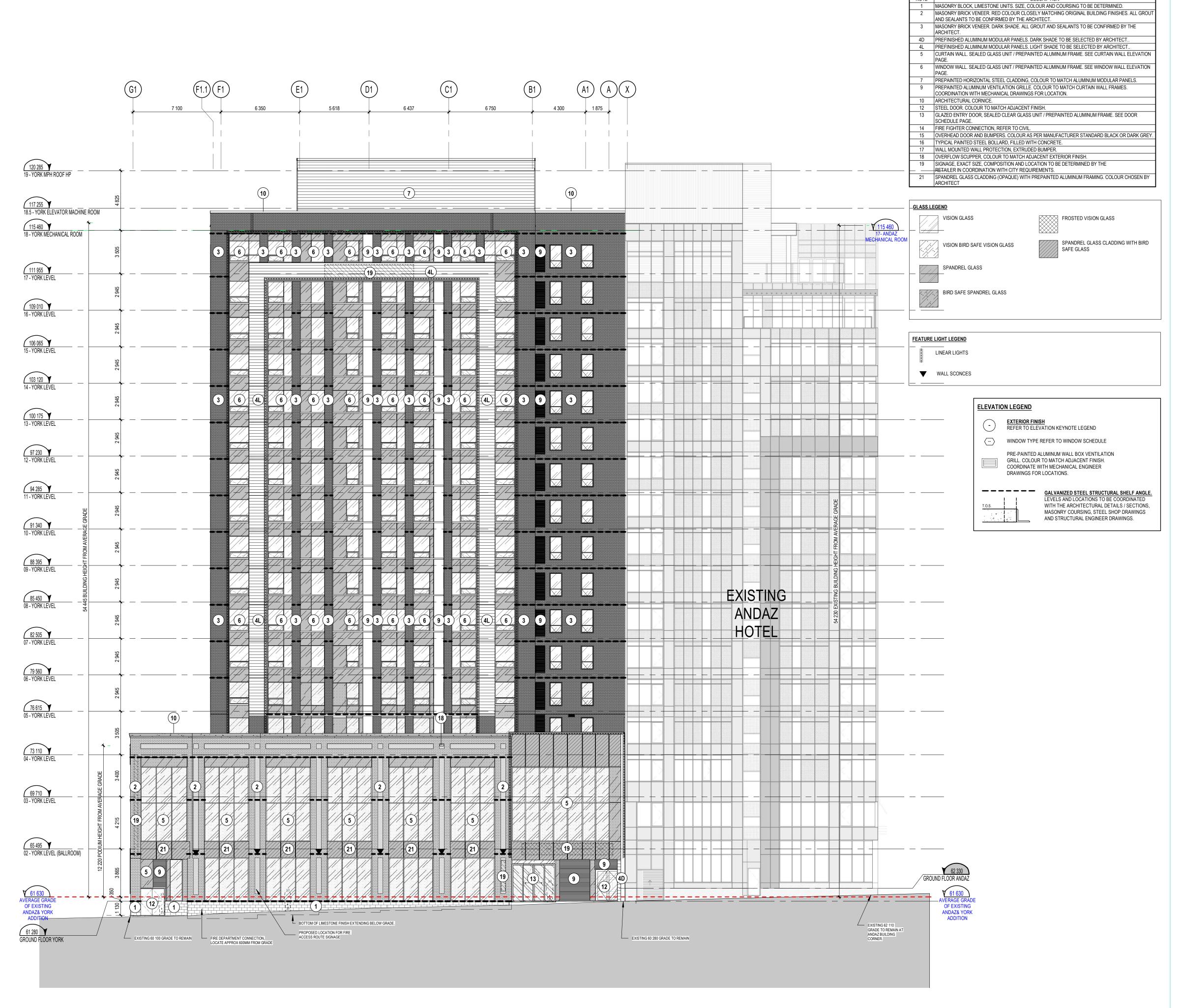
DATE (aa.mm.jj) JUL 2023

SUN STUDY - DECEMBER



As indicated

13098.00



GENERAL NOTES

ELEVATION KEYNOTE LEGEND

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110-116 YORK STREET

Location OTT ANAL A	No.
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	REVISION	DATE (yyyy.mm.dd)
XX	FOR CLIENT USE	2025.01.29
ΥΥ	FOR COORDINATION	2025.02.05
ZZ	FOR HERITAGE REPORT	2025.02.17
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
EEE	FOR COORDINATION	2025.03.31
FFF	FOR COORDINATION	2025.04.03
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE PERMIT	2025.05.15
MMM	FOR COORDINATION	2025.06.18
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PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15

SJ/OM/AA JUN 2023

As indicated

ELEVATION (NORTH)

UUU ISSUED FOR PERMIT

VVV FOR SITE PLAN APPROVAL



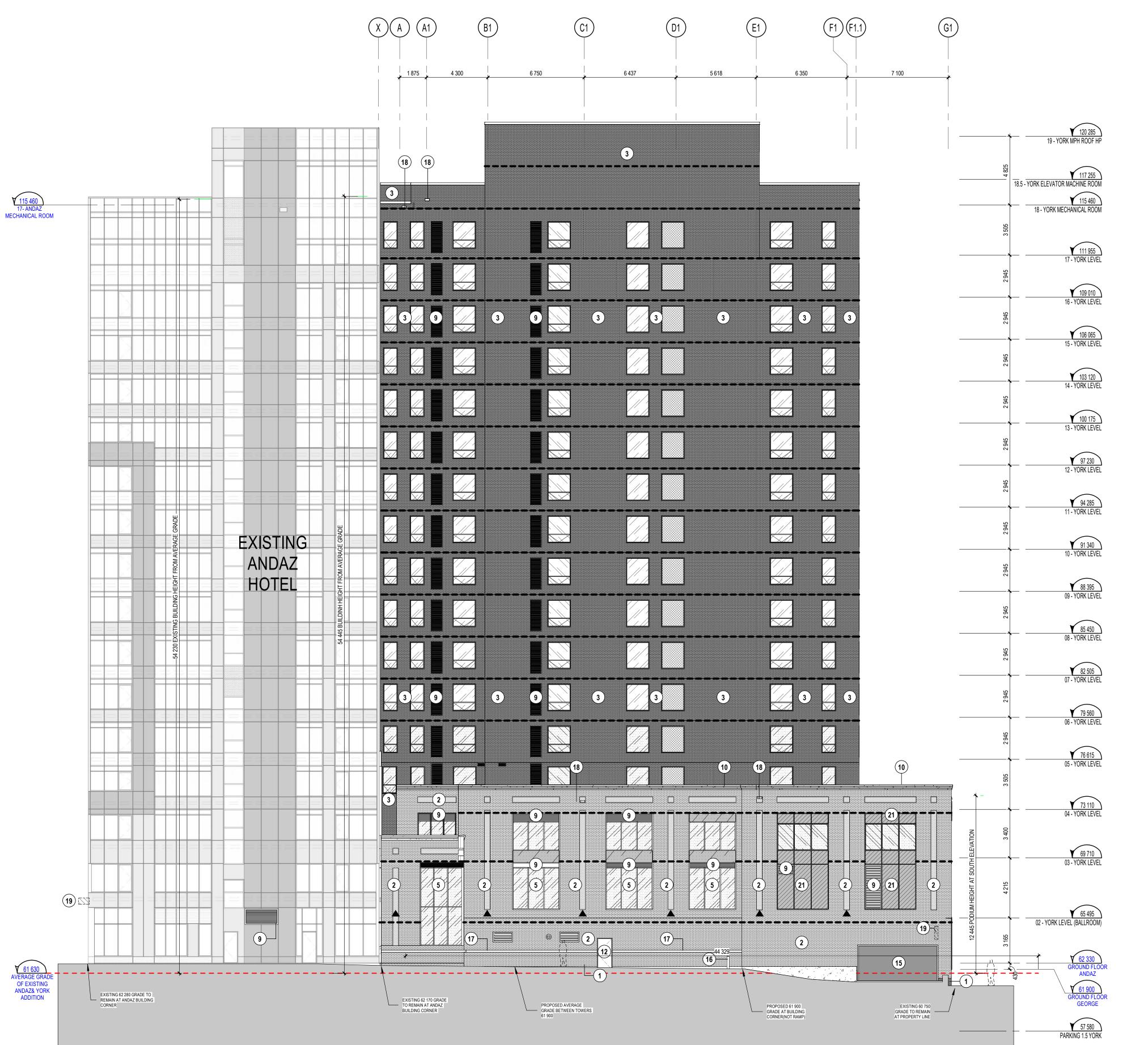
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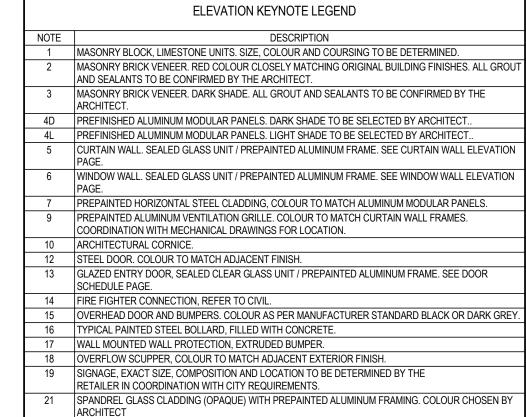
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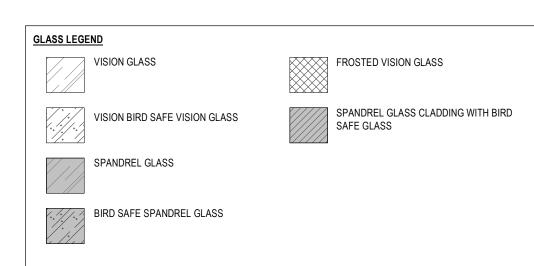


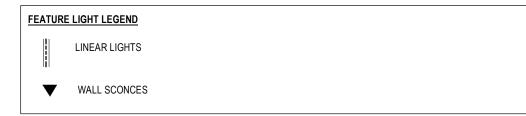
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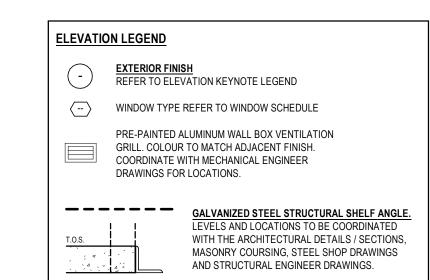
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> Structural Engineer ADJELEIAN ALLEN RUBELI LIMITED 75 Albert Street, Suite 1005, Ottawa, Ontario K1P 5E7 T 613 232 5786 aar.ca Landscape Architect

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110-116 YORK STREET

OTTAWA		13098.00	
10	REVISION	DATE (yyyy.mm.dd)	
XX	FOR CLIENT USE	2025.01.29	
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QQQ	FOR SITE PLAN APPROVAL	2025.07.15
UUU	ISSUED FOR PERMIT	2025.08.12

DATE (aa.mm.jj)

JUN 2023 As indicated

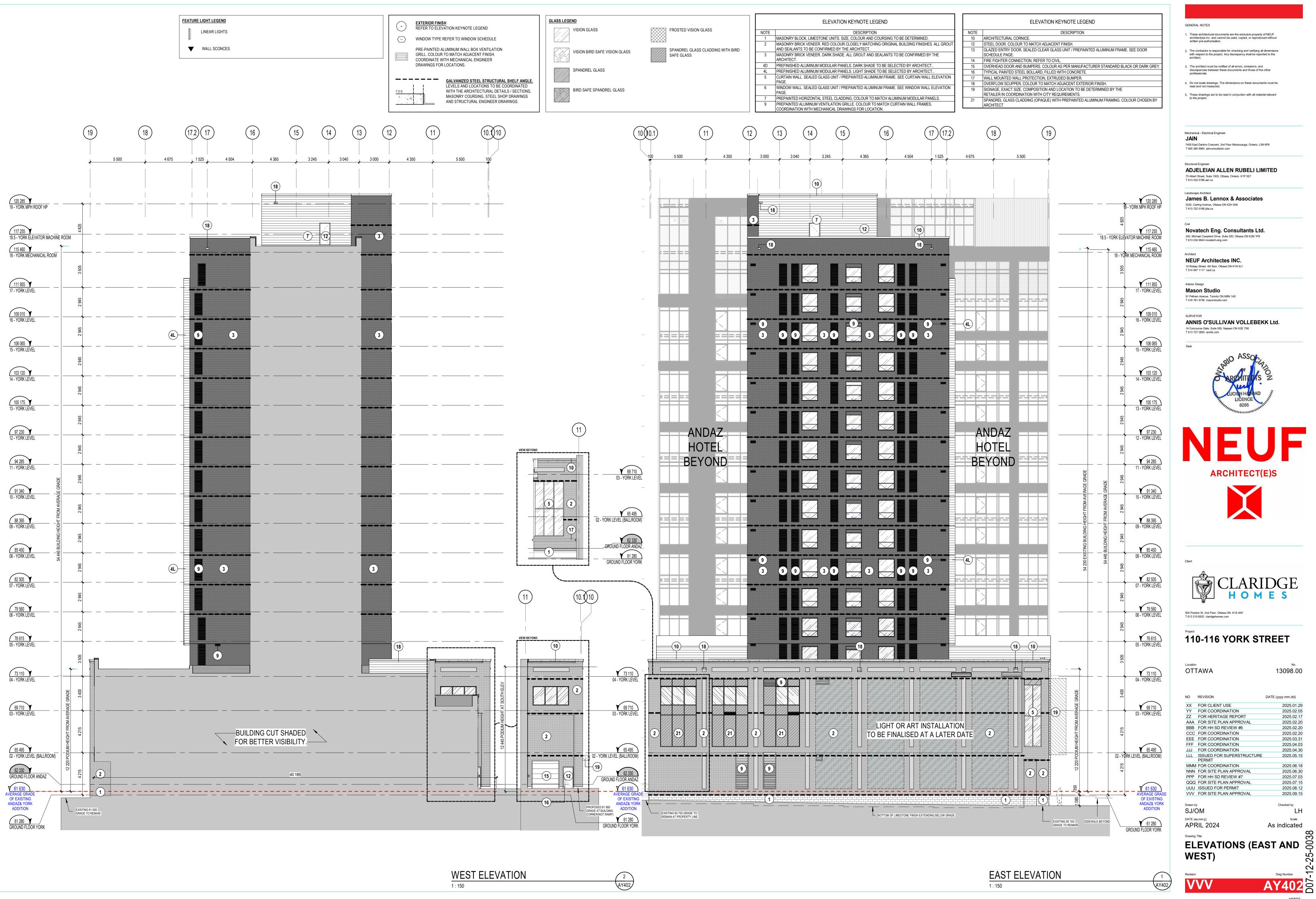
2025.09.15

ELEVATIONS (SOUTH)

VVV FOR SITE PLAN APPROVAL

1 AY401





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NO	REVISION	DATE (yyyy.mm.dd)
XX	FOR CLIENT USE	2025.01.29
YY	FOR COORDINATION	2025.02.05
ZZ	FOR HERITAGE REPORT	2025.02.17
AAA	FOR SITE PLAN APPROVAL	2025.02.20
BBB	FOR HH SD REVIEW #6	2025.02.20
CCC	FOR COORDINATION	2025.02.20
EEE	FOR COORDINATION	2025.03.31
FFF	FOR COORDINATION	2025.04.03
JJJ	FOR COORDINATION	2025.04.30
LLL	ISSUED FOR SUPERSTRUCTURE	2025.05.15
	PERMIT	
MMM	FOR COORDINATION	2025.06.18
NININI	FOR CITE DI ANI ADDDOVAL	2025 20 20

NNN FOR SITE PLAN APPROVAL PPP FOR HH SD REVIEW #7 QQQ FOR SITE PLAN APPROVAL UUU ISSUED FOR PERMIT VVV FOR SITE PLAN APPROVAL

As indicated

-\$25-71-700 Dwg Number

2025.07.03

2025.07.15

2025.08.12

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