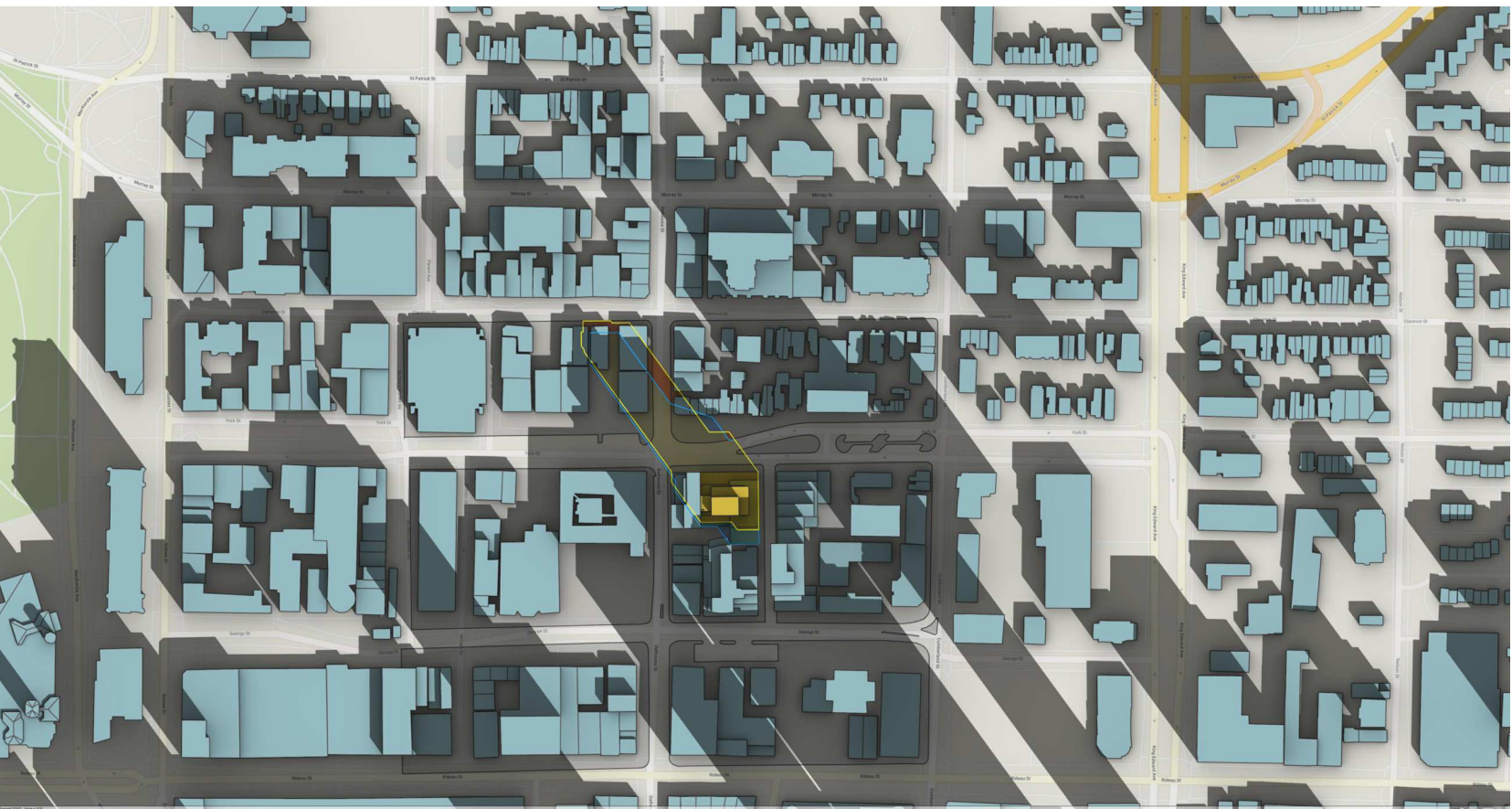
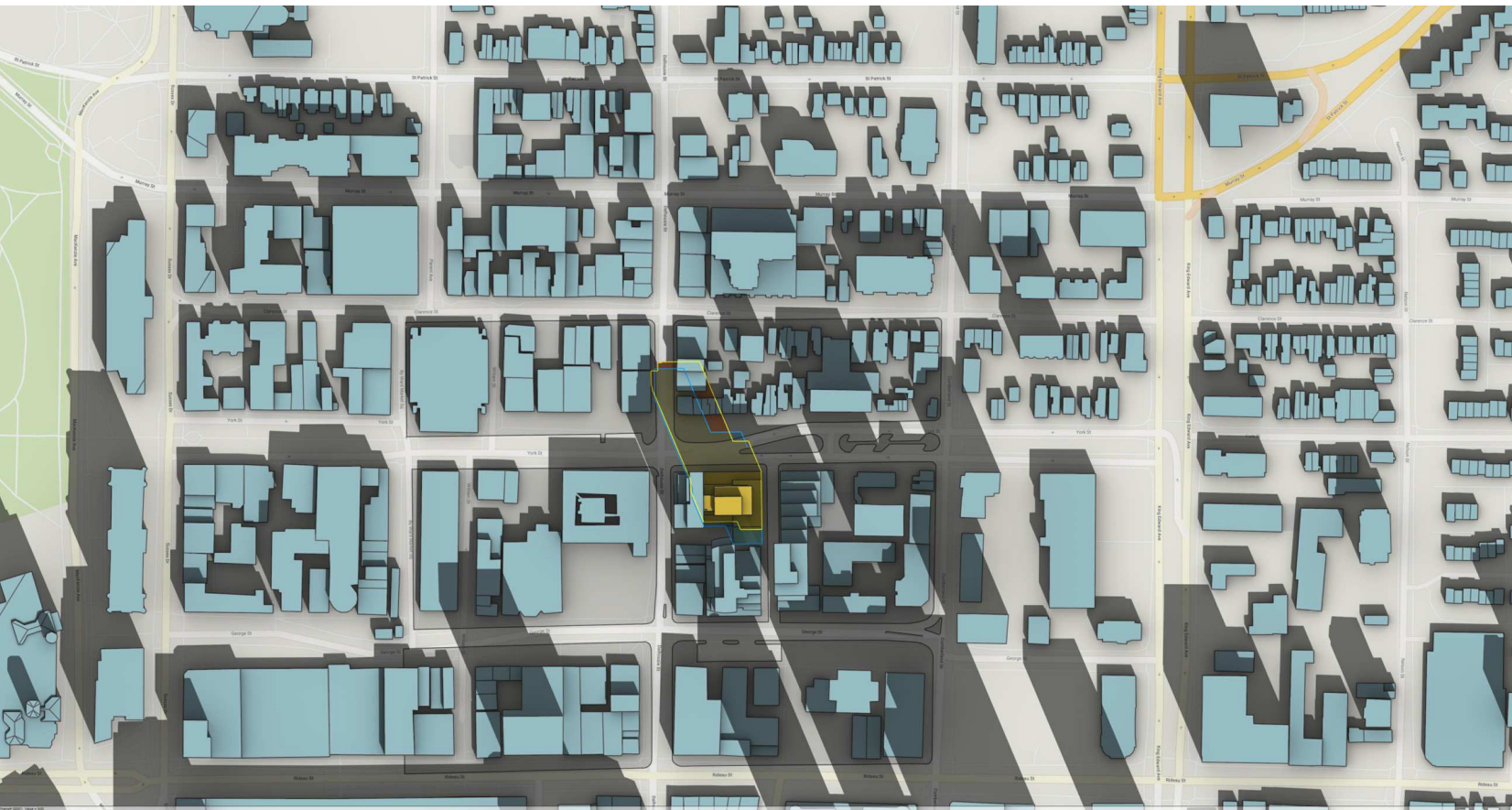




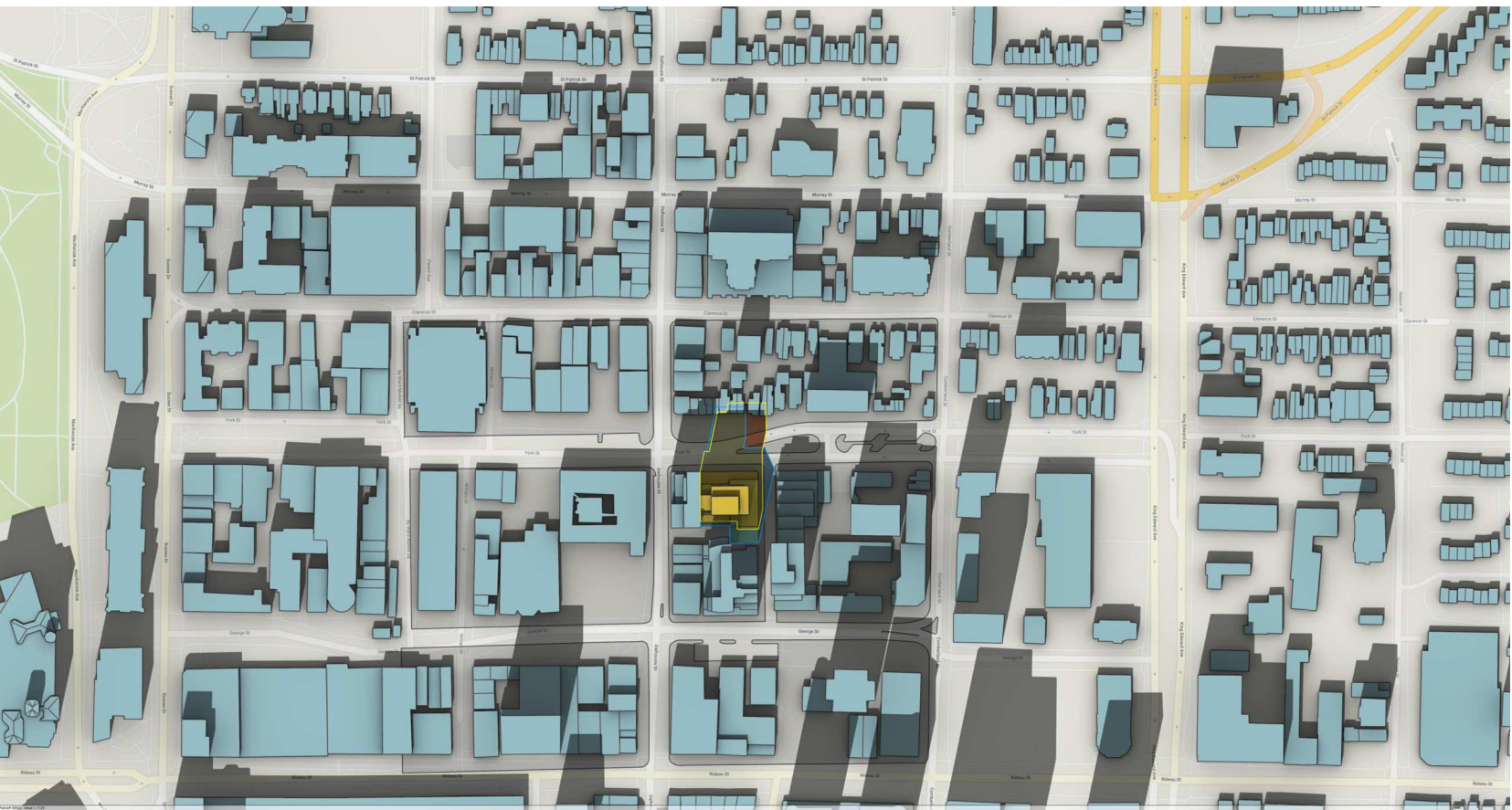
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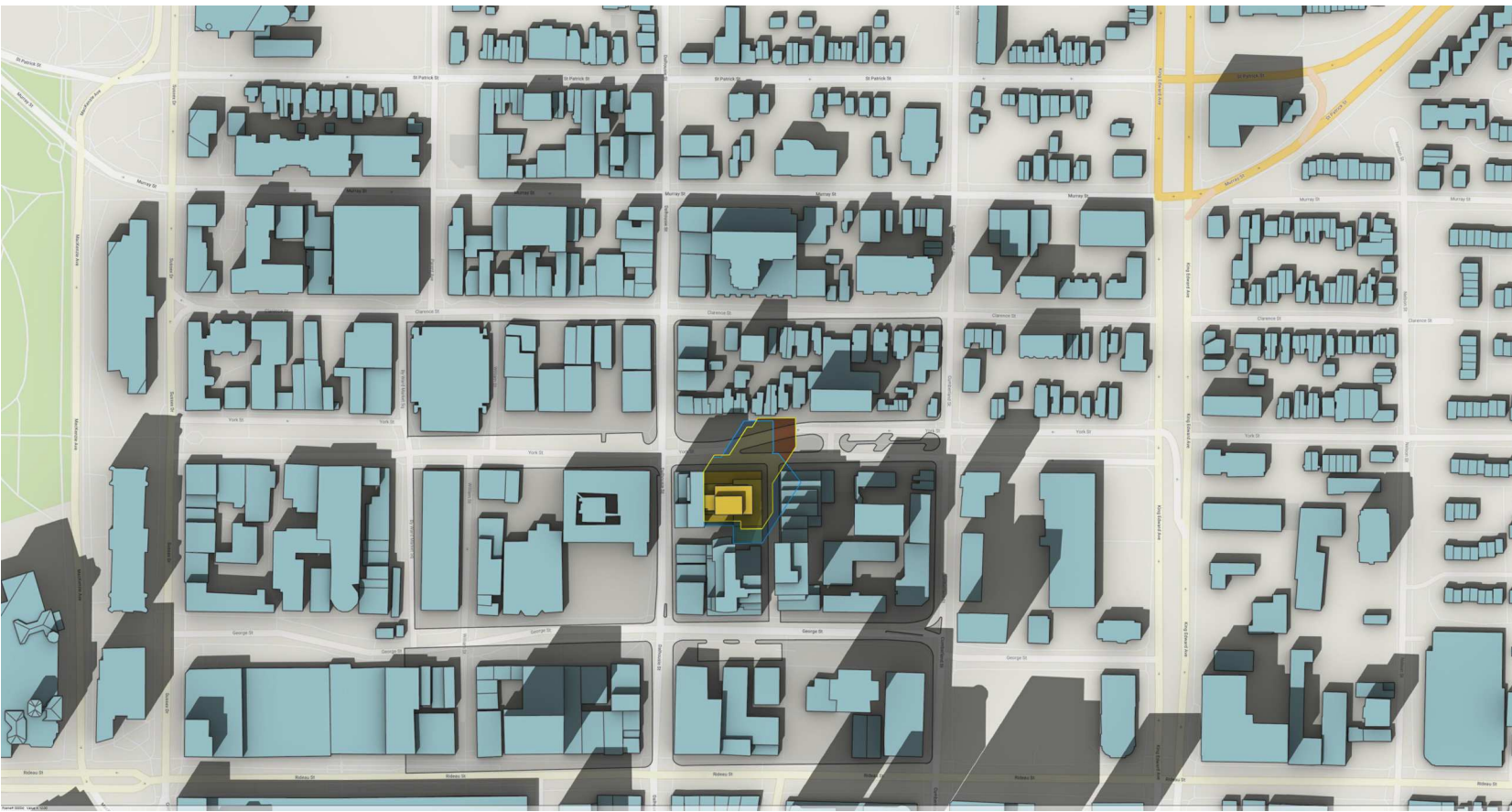
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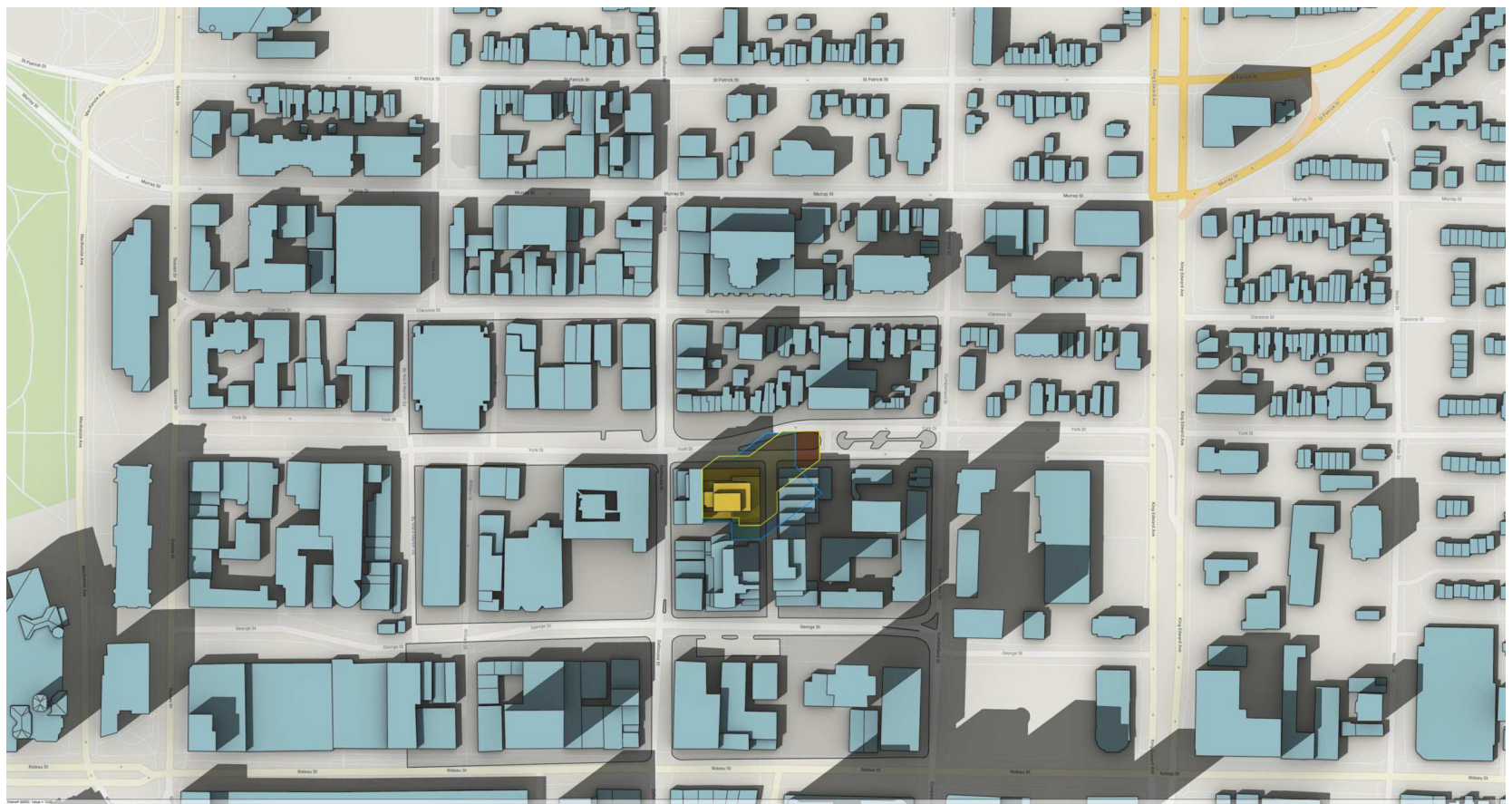
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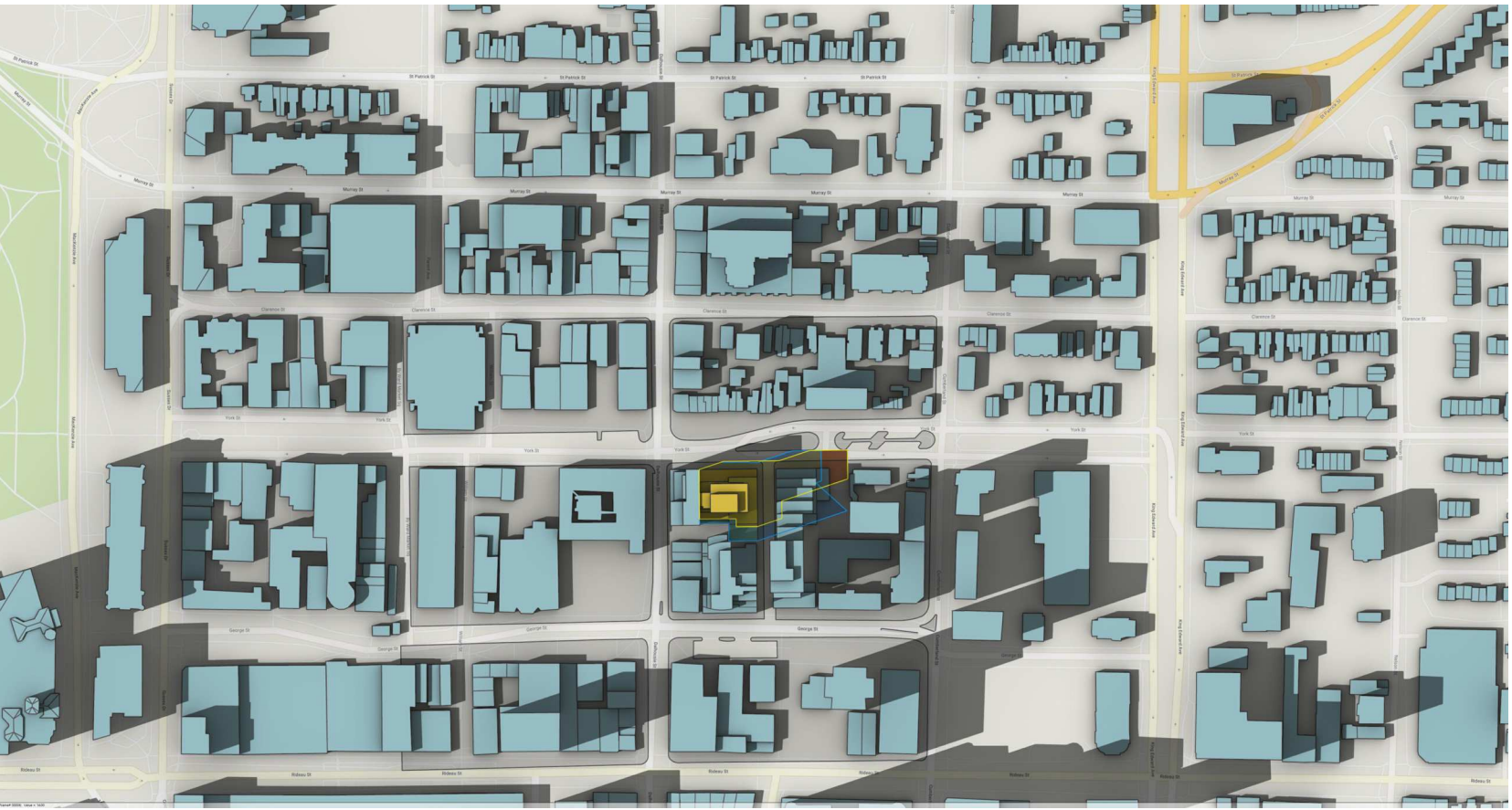
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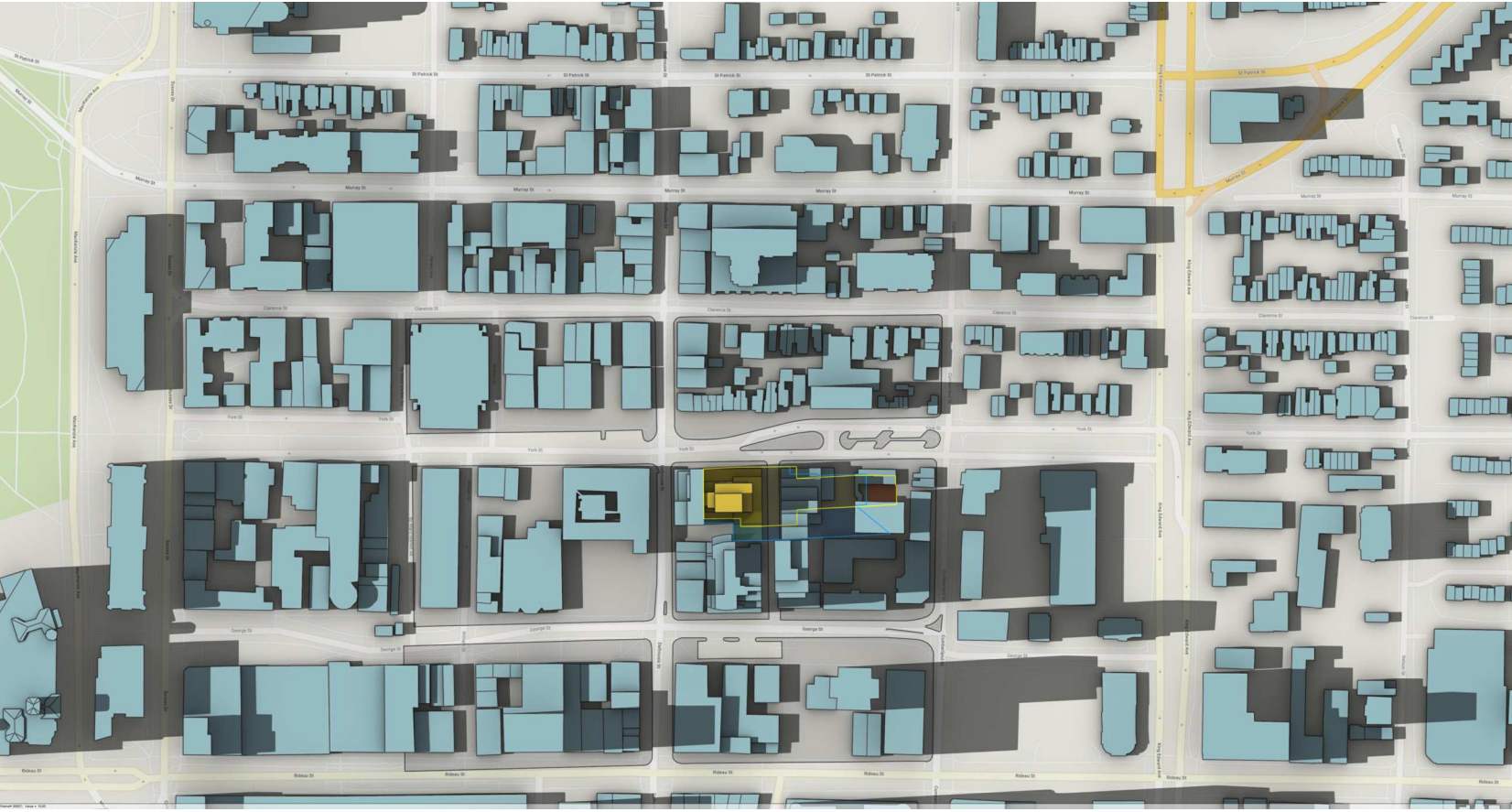
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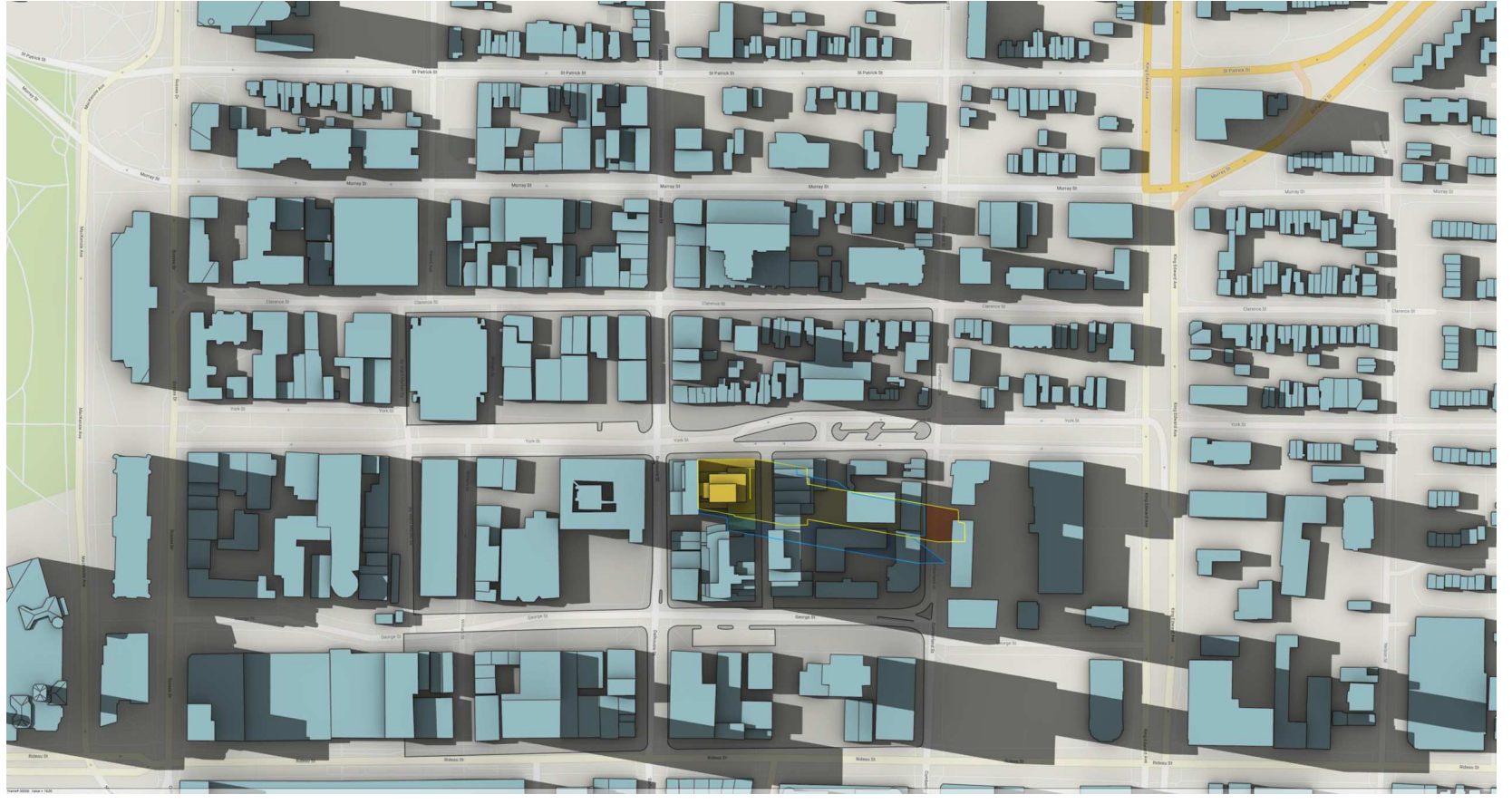
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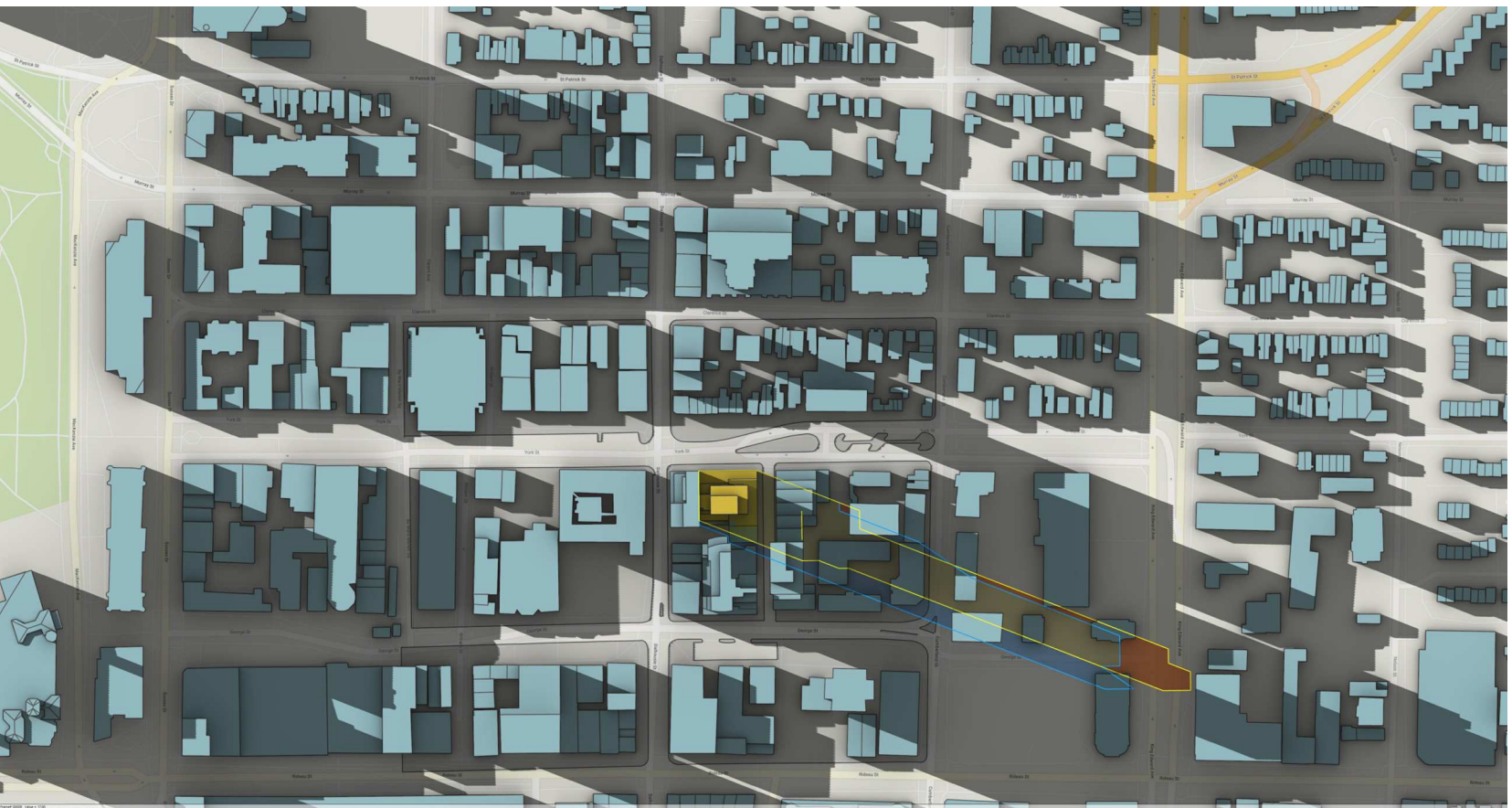
14h00 SEPTEMBER 21st



15h00 SEPTEMBER 21st



16h00 SEPTEMBER 21st



17h00 SEPTEMBER 21st



18h00 SEPTEMBER 21st

PROPOSED SHADOW OUTLINE

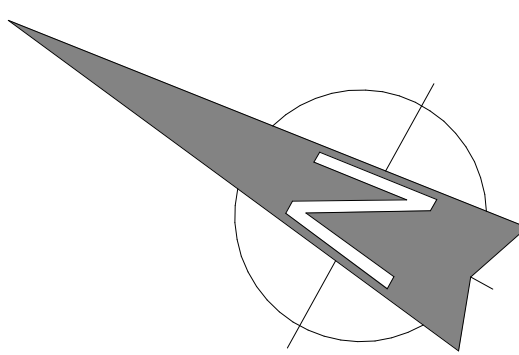
AS OF RIGHT SHADOW OUTLINE
Height and massing as provided by the existing Zoning By-law, Schedule 485 for 110 York lot and schedule 74 for 116 York lot

PROPOSED DEVELOPMENT

PUBLIC SPACES - None are captured.

NEW NET SHADOW
Highlights the increase in shadow resulting from the proposed development after taking into account the shadow which would be cast from the as of right height and massing.

Latitude 45.42892369 and Longitude -75.69044705



PUBLIC SPACES - None are captured in the study area.
The new net shadow does 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 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 June and September).

MAINSTREET CORRIDORS AND MINOR CORRIDORS - None are captured in the study area.
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 the September test date only.

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.

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JAIN
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T 613 232 5786 aa.ca

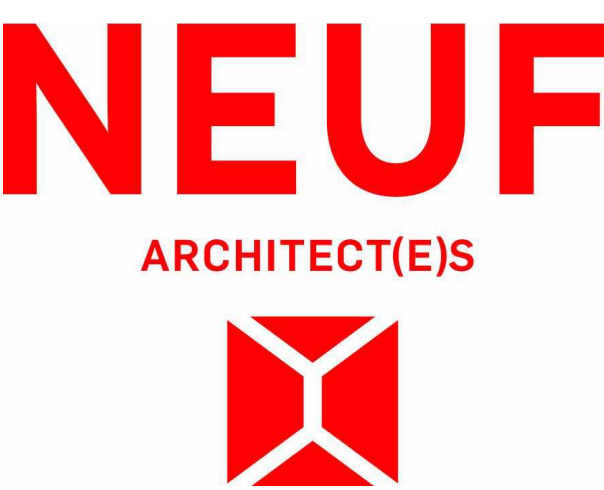
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Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
G	FOR CLIENT REVIEW	2023.07.07
L	FOR HERITAGE DEMOLITION PERMIT REVIEW	2023.11.03
NNN	FOR SITE PLAN APPROVAL	2025.06.30
QQQ	FOR SITE PLAN APPROVAL	2025.07.15
VVV	FOR SITE PLAN APPROVAL	2025.09.15

Drawn by
SJ/AA

DATE (aa.mm.jj)
JUL 2023

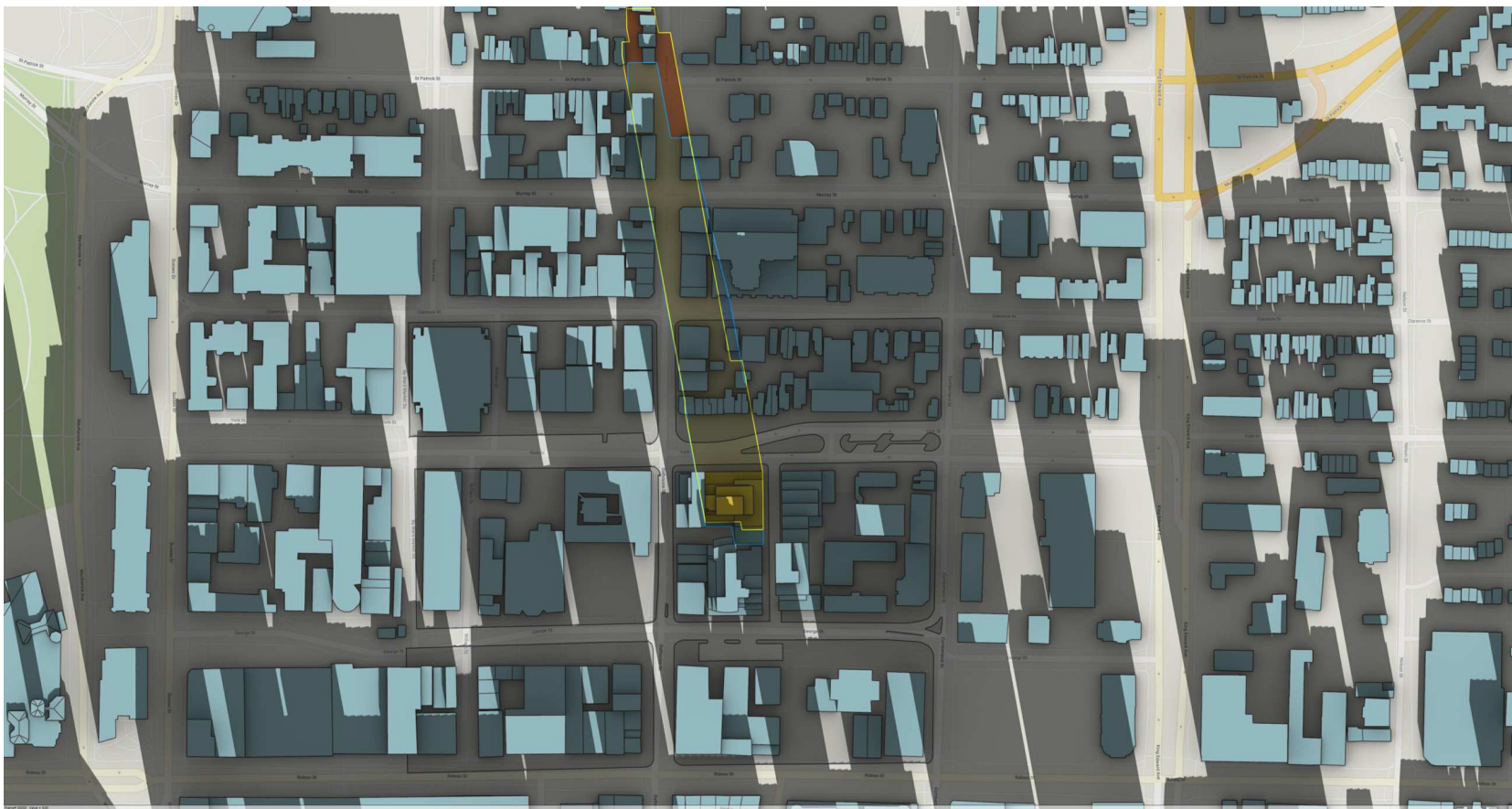
Checked by
LH

Scale
As indicated

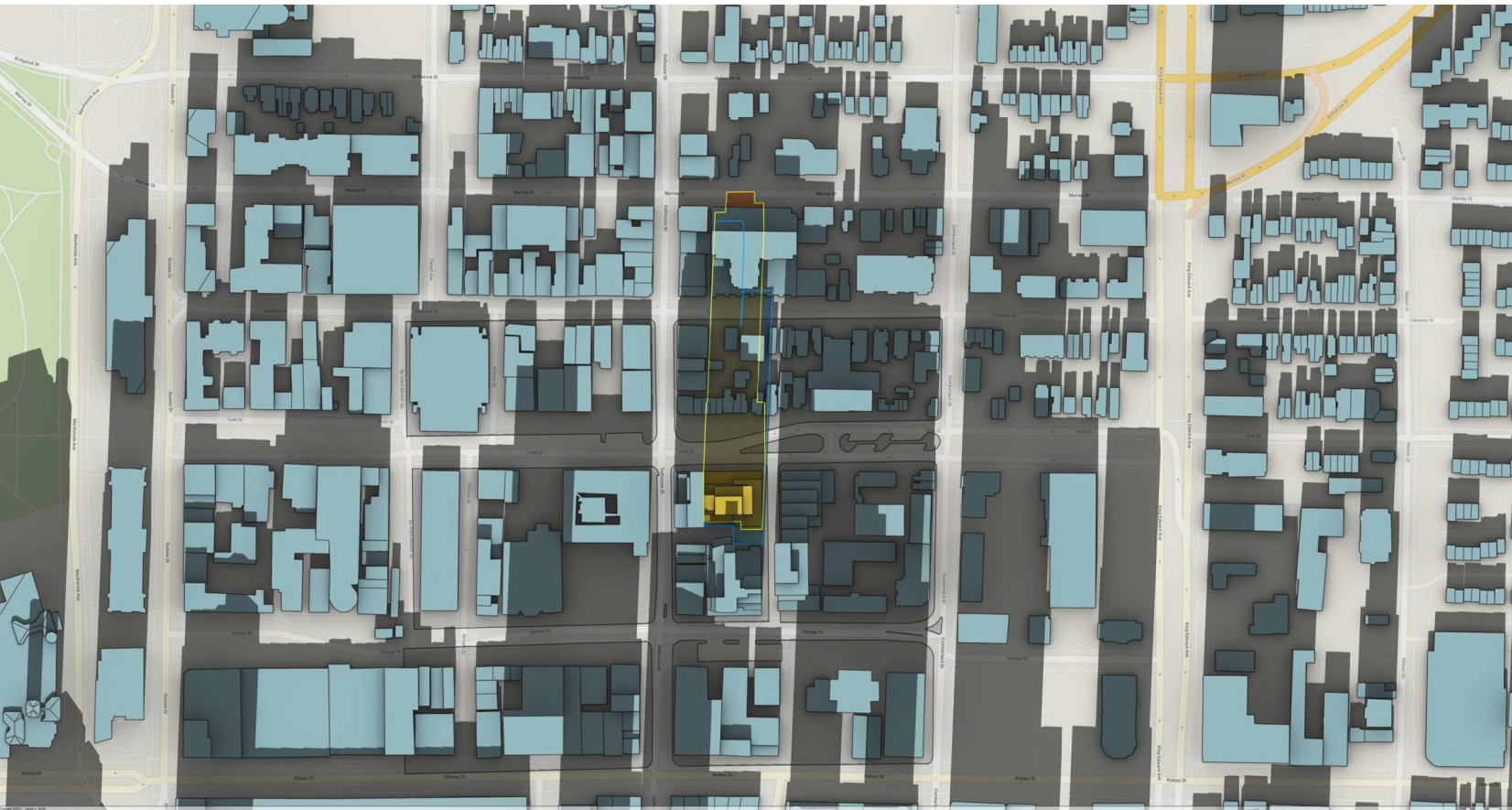
Drawing Title
SUN STUDY - SEPTEMBER

Revision
VVV

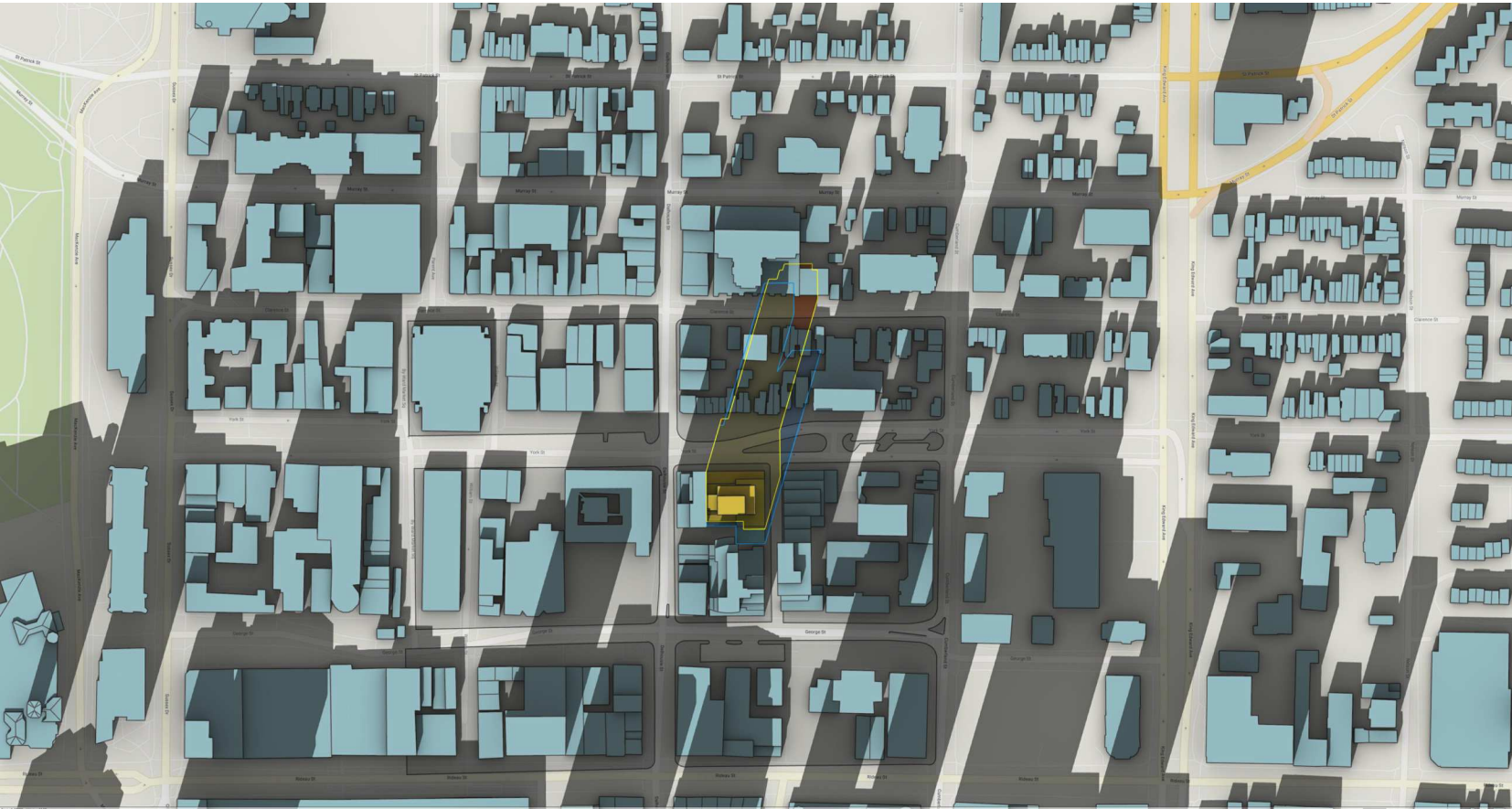
Dwg Number
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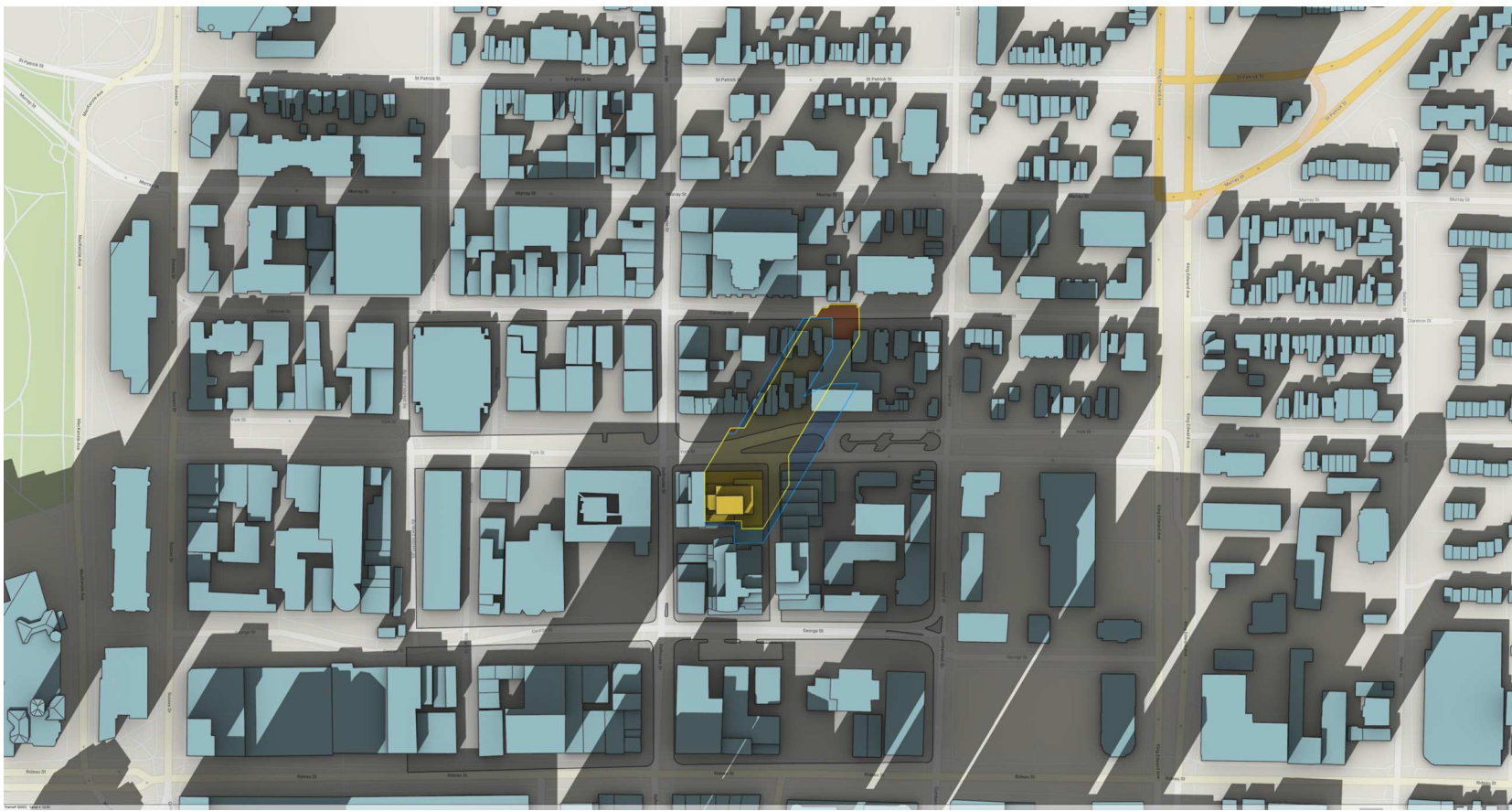
09h00 DECEMBER 21st



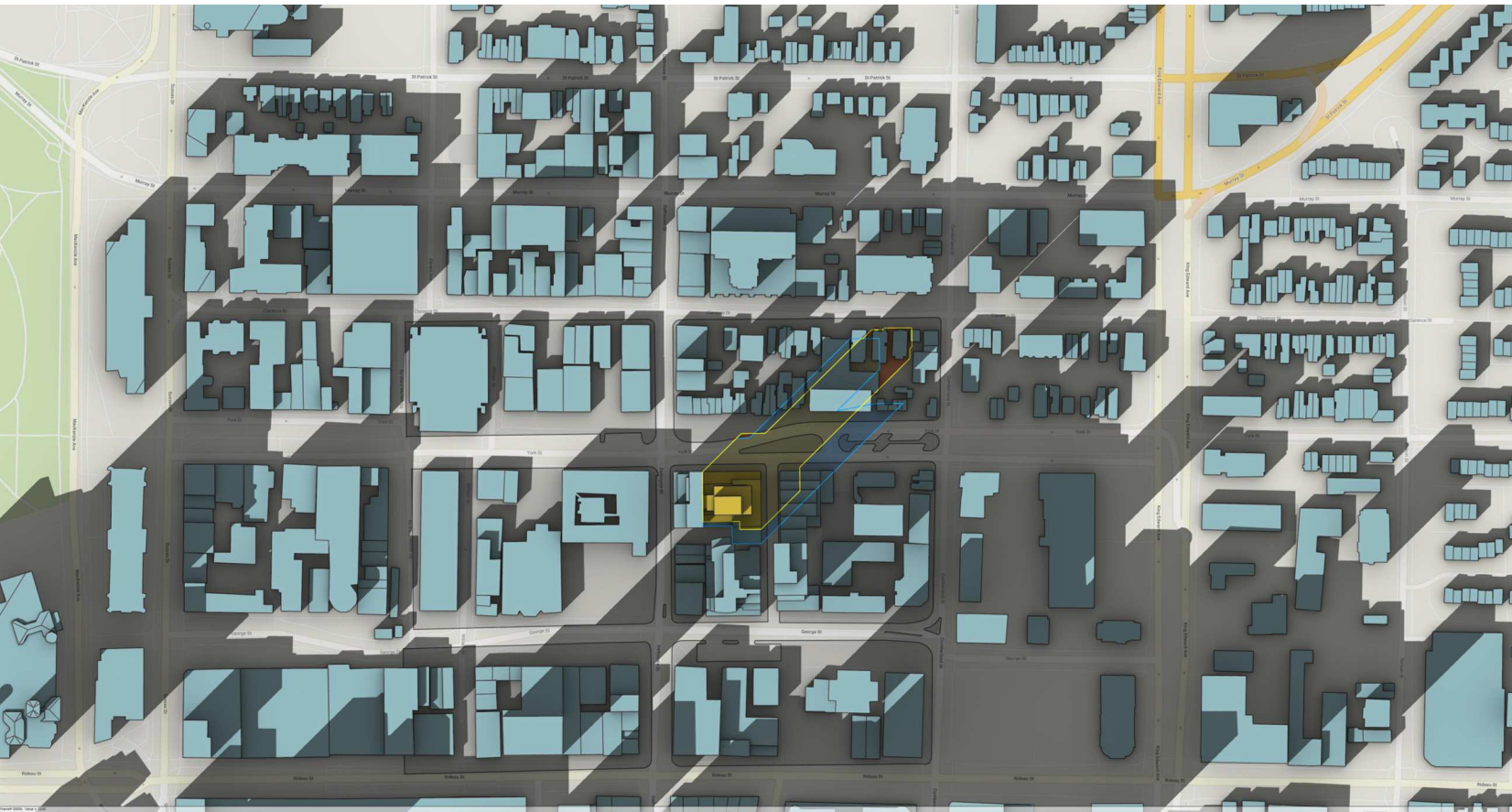
10h00 DECEMBER 21st



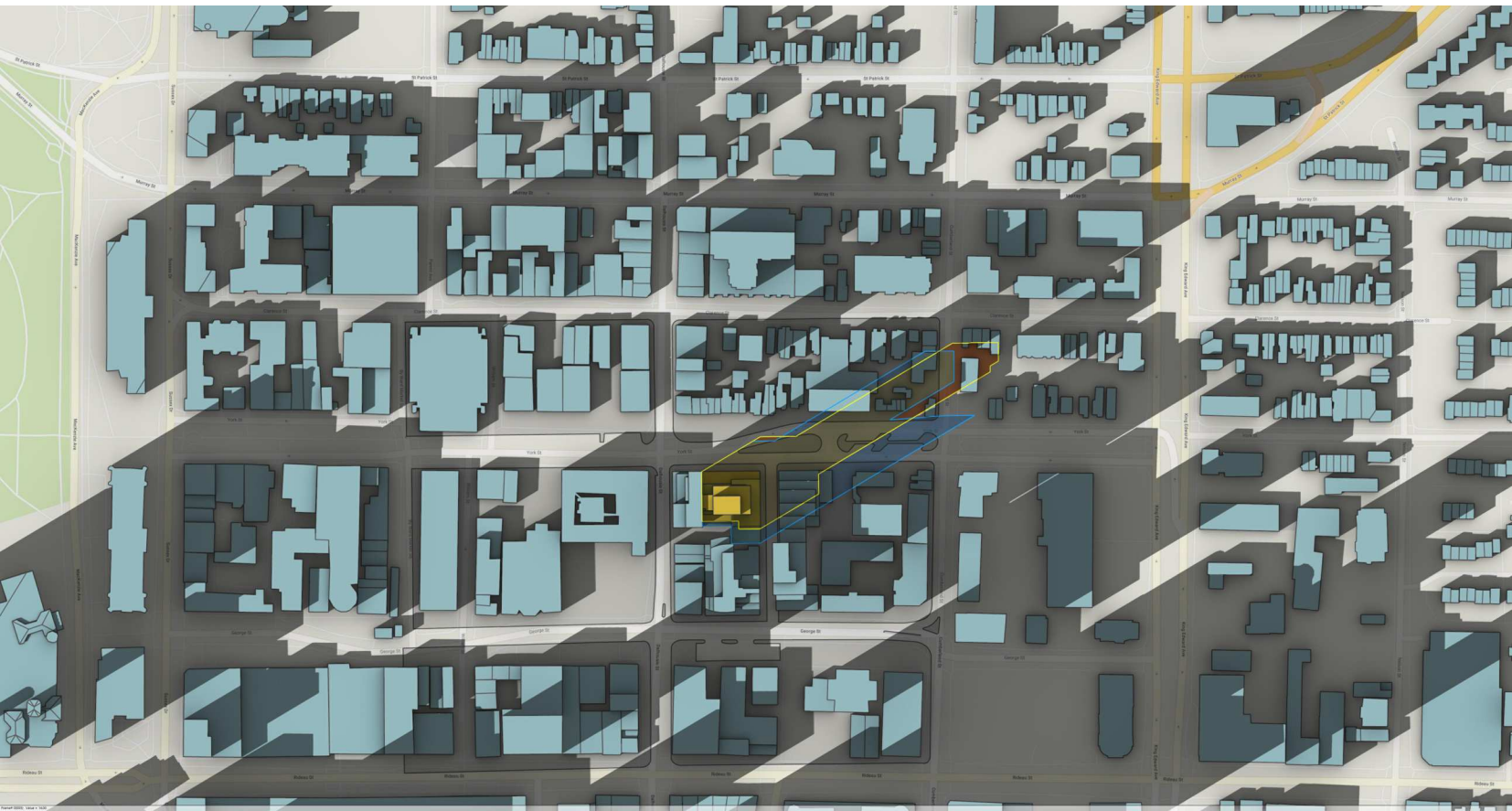
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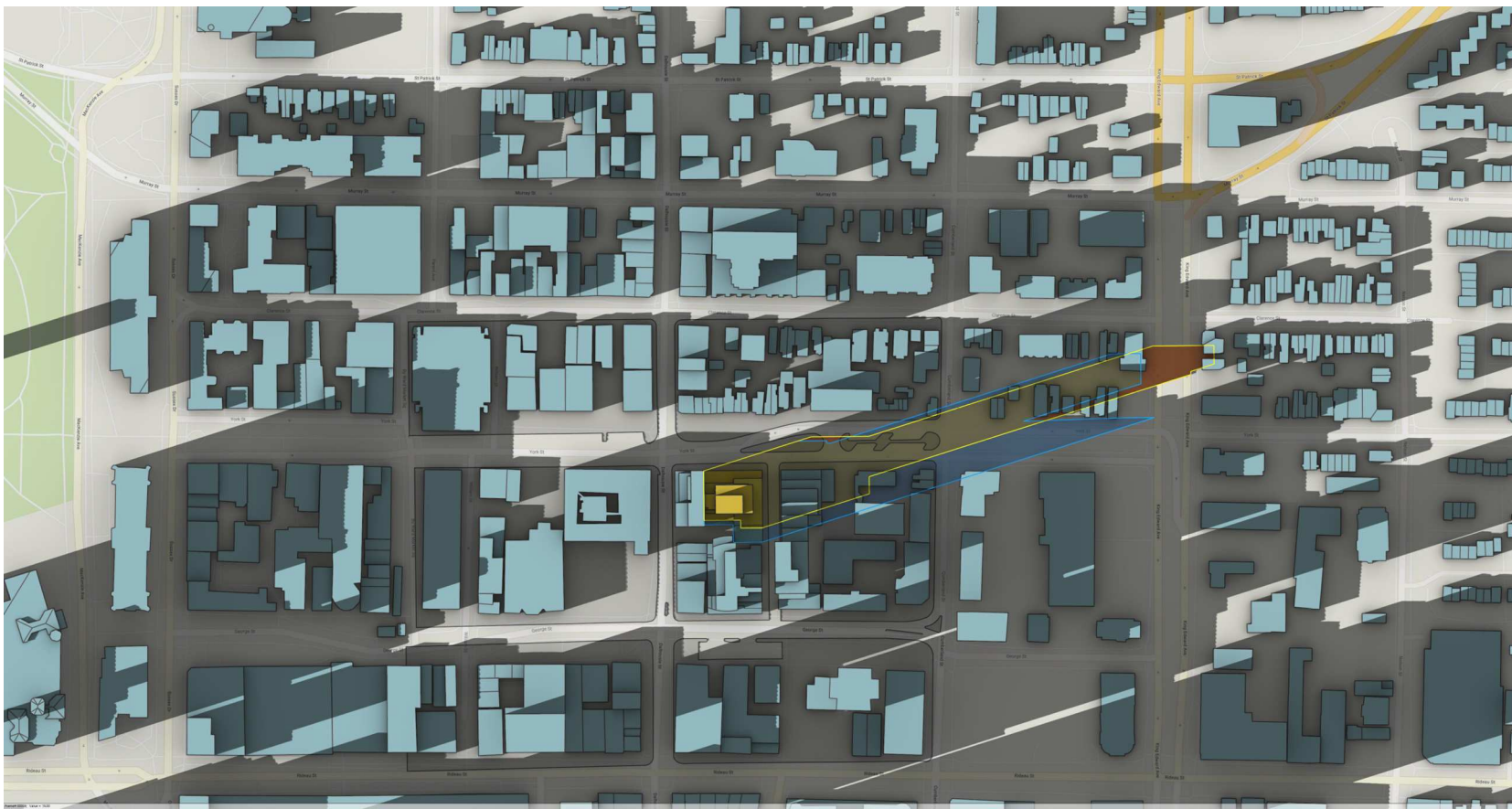
12h00 DECEMBER 21st



13h00 DECEMBER 21st



14h00 DECEMBER 21st



15h00 DECEMBER 21st

PROPOSED SHADOW OUTLINE

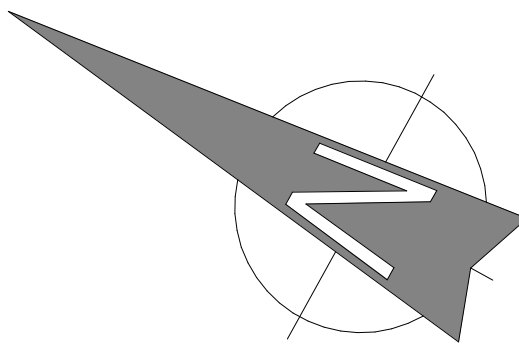
AS OF RIGHT SHADOW OUTLINE
Height and massing as provided by
the existing Zoning By-law, Schedule
485 for 110 York lot and schedule 74
for 116 York lot

PROPOSED DEVELOPMENT

PUBLIC SPACES - None are captured.

NEW NET SHADOW
Highlights the increase in shadow
resulting from the proposed development
after taking into account 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 amenity 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.

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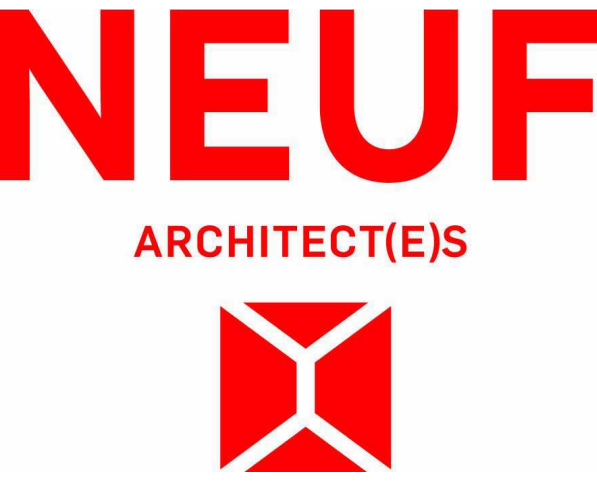
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Project
110-116 YORK STREET

Location
OTTAWA

No.
13098.00

NO	REVISION	DATE (yyyy.mm.dd)
G	FOR CLIENT REVIEW	2023.07.07
L	FOR HERITAGE DEMOLITION PERMIT REVIEW	2023.11.03
NNN	FOR SITE PLAN APPROVAL	2025.06.30
QQQ	FOR SITE PLAN APPROVAL	2025.07.15
VVV	FOR SITE PLAN APPROVAL	2025.09.15

Drawn by
SJ/AA

DATE (aa.mm.jj)
JUL 2023

Drawing Title
SUN STUDY - DECEMBER

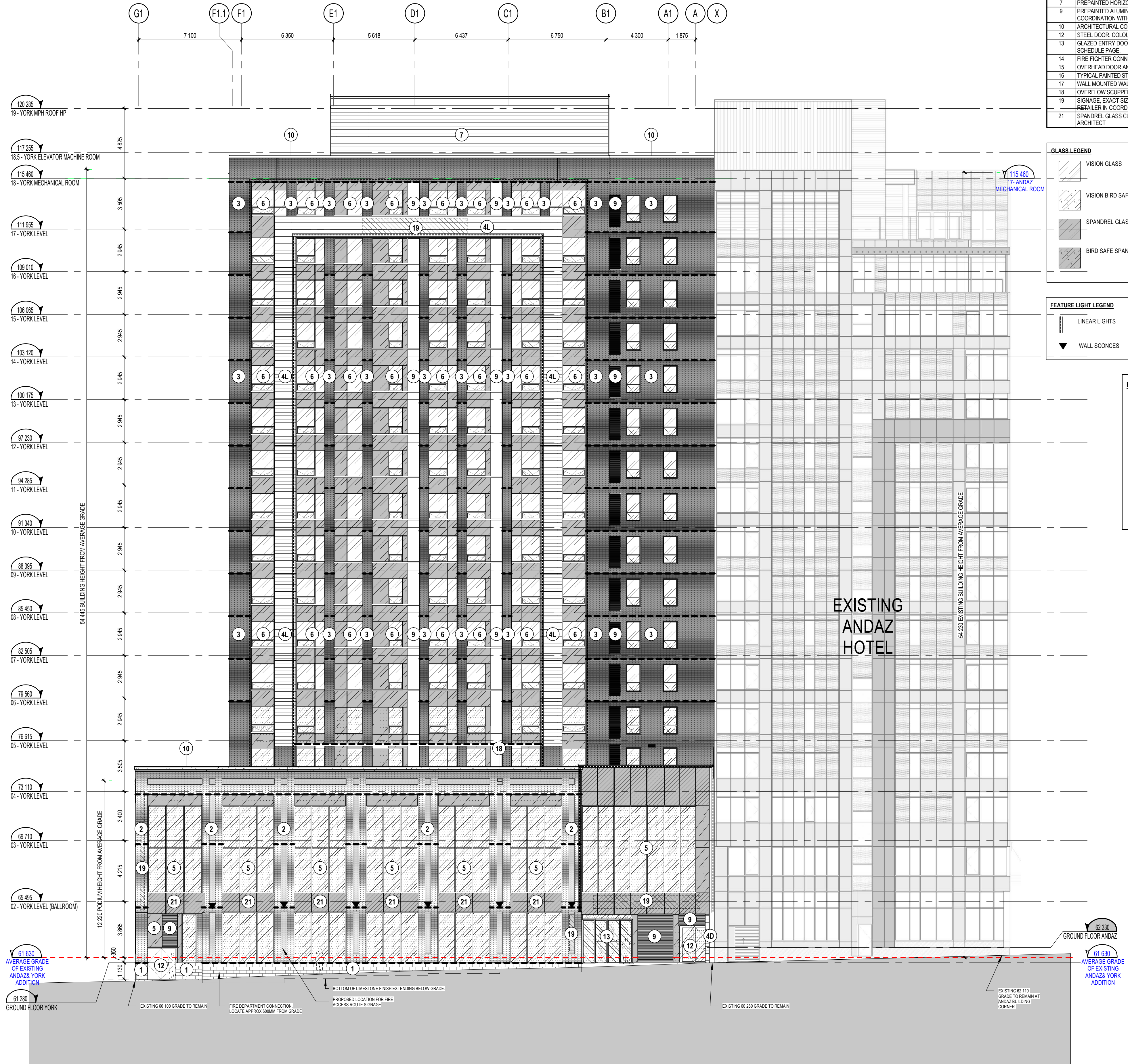
Checked by
LH

Scale
As indicated

Revision
VVV

Dwg Number
A1003

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ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	MASONRY BLOCK LIMESTONE UNITS. SIZE, COLOUR AND COURSING TO BE DETERMINED.
2	MASONRY BRICK VENEER. RED COLOUR CLOSELY MATCHING ORIGINAL BUILDING FINISHES. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
3	MASONRY BRICK VENEER. DARK SHADE. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
4D	PREFINISHED ALUMINUM MODULAR PANELS. DARK SHADE TO BE SELECTED BY ARCHITECT.
4L	PREFINISHED ALUMINUM MODULAR PANELS. LIGHT SHADE TO BE SELECTED BY ARCHITECT.
5	CURTAIN WALL. SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE CURTAIN WALL ELEVATION PAGE.
6	WINDOW WALL. SEALED GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE WINDOW WALL ELEVATION PAGE.
7	PREPAINTED HORIZONTAL STEEL CLADDING. COLOUR TO MATCH ALUMINUM MODULAR PANELS.
9	PREPAINTED ALUMINUM VENTILATION GRILLE. COLOUR TO MATCH CURTAIN WALL FRAMES. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
10	ARCHITECTURAL CORNICE
12	STEEL DOOR. COLOUR TO MATCH ADJACENT FINISH.
13	GLAZED ENTRY DOOR. SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE.
14	FIRE FIGHTER CONNECTION. REFER TO CIVIL.
15	OVERHEAD DOOR AND BUMPERS. COLOUR AS PER MANUFACTURER STANDARD BLACK OR DARK GREY.
16	TYPICAL PAINTED STEEL BOLLARD. FILLED WITH CONCRETE.
17	WALL MOUNTED WALL PROTECTION. EXTRUDED BUMPER.
18	OVERFLOW SCUPPER. COLOUR TO MATCH ADJACENT EXTERIOR FINISH.
19	SIGNAGE. EXACT SIZE, COMPOSITION AND LOCATION TO BE DETERMINED BY THE RETAILER IN COORDINATION WITH CITY REQUIREMENTS.
21	SPANDREL GLASS CLADDING (OPAQUE) WITH PREPAINTED ALUMINUM FRAMING. COLOUR CHOSEN BY ARCHITECT.

GLASS LEGEND	
	VISION GLASS
	VISION BIRD SAFE VISION GLASS
	SPANDREL GLASS
	BIRD SAFE SPANDREL GLASS
	FROSTED VISION GLASS
	SPANDREL GLASS CLADDING WITH BIRD SAFE GLASS

FEATURE LIGHT LEGEND	
	LINEAR LIGHTS
	WALL SCONCES

ELEVATION LEGEND	
	EXTERIOR FINISH REFER TO ELEVATION KEYNOTE LEGEND
	WINDOW TYPE REFER TO WINDOW SCHEDULE
	PRE-PAINTED ALUMINUM WALL BOX VENTILATION GRILLE. COLOUR TO MATCH ADJACENT FINISH. COORDINATE WITH MECHANICAL ENGINEER DRAWINGS FOR LOCATIONS.
	GALVANIZED STEEL STRUCTURAL SHELF ANGLE. LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONS, MASONRY COURSING, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

NORTH ELEVATION (YORK)
1:150

1
AY400

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Interior Design

Mason Studio

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SURVEYOR

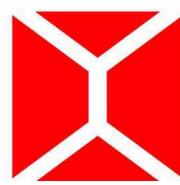
ANNIS O'SULLIVAN VOLLEBEKK Ltd.

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Seal



NEUF
ARCHITECT(E)S



Client



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HOMES

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T 613 219 8503 claridgohomes.com

Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

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 PERMIT	2025.05.15
MMM	FOR COORDINATION	2025.06.18
NNN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15
UUU	ISSUED FOR PERMIT	2025.08.12
VVV	FOR SITE PLAN APPROVAL	2025.09.15

Drawn by

SJ/OM/AA

Checked by

LH

DATE (aa mm jj)

JUN 2023

Scale

As indicated

Drawing Title

ELEVATION (NORTH)

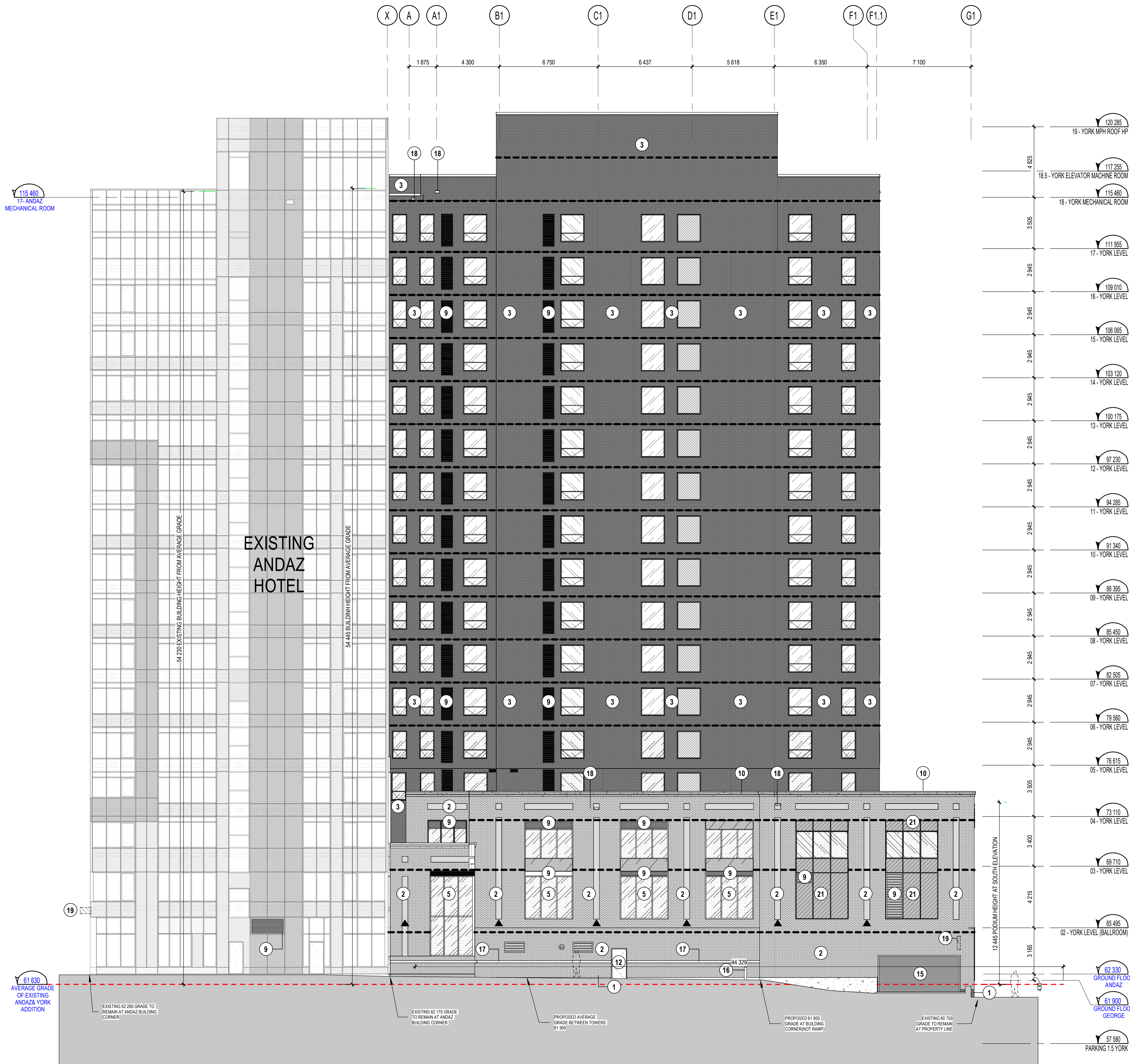
Revision

VVV

Dwg Number

AY400

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ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	MASONRY BLOCK, LESTERONE UNITS, SIZE, COLOUR AND COURSING TO BE DETERMINED.
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13	GLAZED ENTRY DOOR, SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE.
14	FIRE FIGHTER CONNECTION, REFER TO CIVIL.
15	OVERHEAD DOOR AND BUMPERS, COLOUR AS PER MANUFACTURER STANDARD BLACK OR DARK GREY.
16	TYPICAL PAINTED STEEL, ROLL-ON, FILLED WITH CONCRETE.
17	WALL MOUNTED WALL PROTECTION, EXTRUDED BUMPER.
18	OVERFLOW SCUPPER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH.
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GLASS LEGEND	
	VISION GLASS
	FROSTED VISION GLASS
	VISION BIRD SAFE VISION GLASS
	SPANDREL GLASS
	BIRD SAFE SPANDREL GLASS
	SPANDREL GLASS CLADDING WITH BIRD SAFE GLASS

FEATURE LIGHT LEGEND	
	LINEAR LIGHTS
	WALL SCONCES

ELEVATION LEGEND	
	EXTERIOR FINISH REFER TO ELEVATION KEYNOTE LEGEND
	WINDOW TYPE REFER TO WINDOW SCHEDULE
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Seal



NEUF
ARCHITECT(E)S

Client



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Project

110-116 YORK STREET

Location

OTTAWA

No.

13098.00

NO	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
VVV	FOR SITE PLAN APPROVAL	2025.09.15

Drawn by

SJ/OM

DATE (aa.mm.jj)

JUN 2023

Checked by

LH

Scale

As indicated

Drawing Title

ELEVATIONS (SOUTH)

Revision

VVV

Dwg Number

AY401

SOUTH ELEVATION

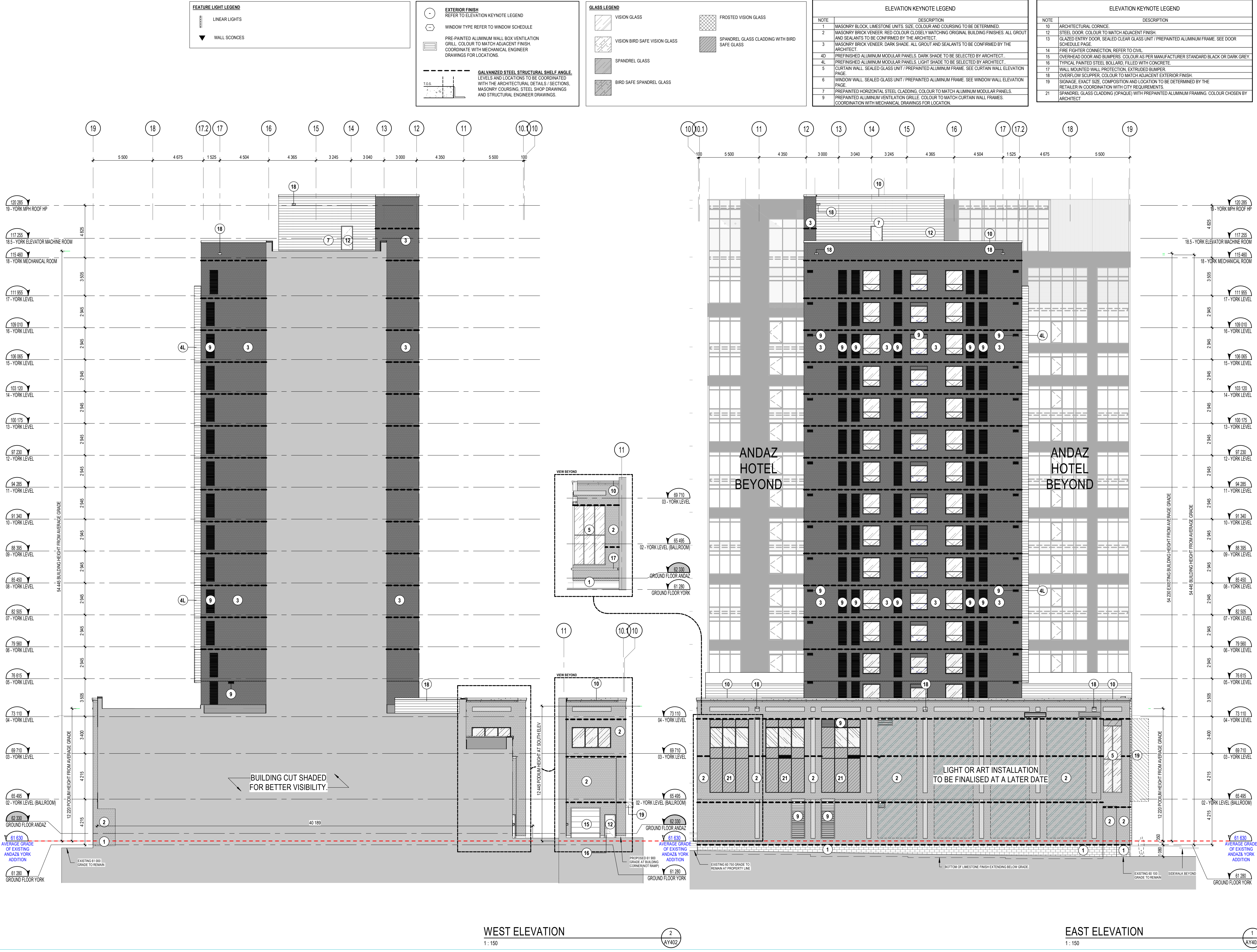
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AY401

D07-12-25-0038

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- GENERAL NOTES
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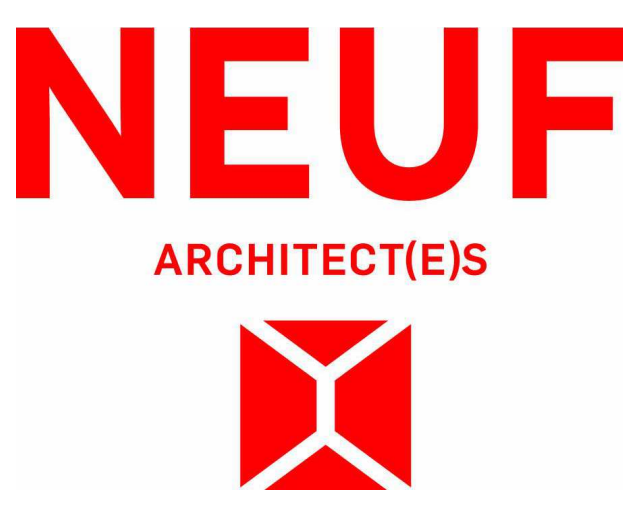
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Project
110-116 YORK STREET
Location
OTTAWA No. **13098.00**

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 PERMIT	2025.05.15
MMM	FOR COORDINATION	2025.06.18
NNN	FOR SITE PLAN APPROVAL	2025.06.30
PPP	FOR HH SD REVIEW #7	2025.07.03
QQQ	FOR SITE PLAN APPROVAL	2025.07.15
UUU	ISSUED FOR PERMIT	2025.08.12
VVV	FOR SITE PLAN APPROVAL	2025.09.15

Drawn by
SJ/OM
DATE (dd mm j)
APRIL 2024

Checked by
LH
Scale
As indicated

Drawing Title
ELEVATIONS (EAST AND WEST)

Revision
VVV

Dwg Number
AY402

D07-12-25-0038
19235