

BUILDING CODE MATRIX - GROSS FLOOR AREAS

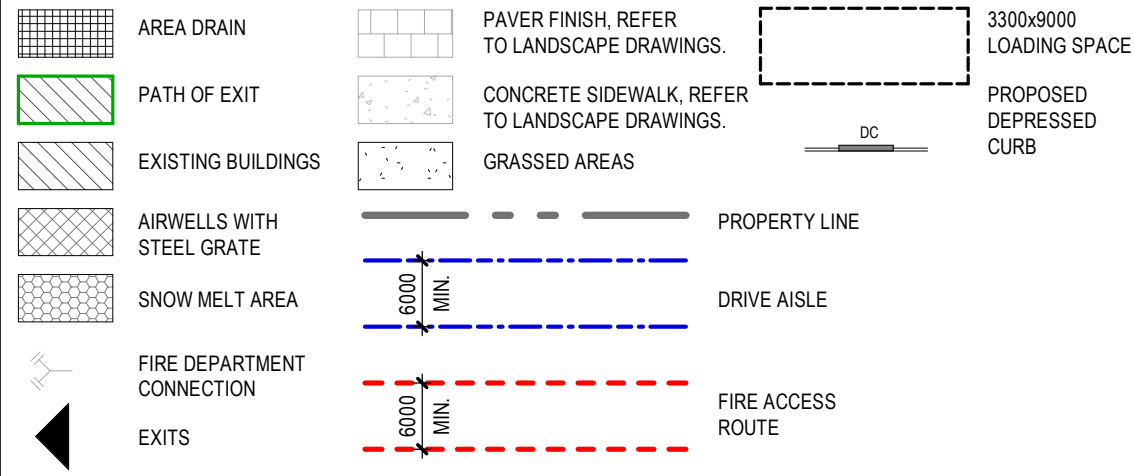
GROSS FLOOR AREA	AREA (m ²) FLOOR	AREA (m ²) FLOOR	# OF FLOORS	TOTAL AREA (m ²)	TOTAL AREA (m ²)
P4.5, P3.5 & P2.5 LEVELS	1 560 m ²	16 790.0 m ²	0	0 m ²	0 m ²
P1.5 LEVEL	1 643 m ²	17 680.1 m ²	0	0 m ²	0 m ²
GROUND FLOOR	1 452 m ²	15 631.7 m ²	1	1 452 m ²	15 632 m ²
2nd FLOOR	1 479 m ²	15 920.5 m ²	1	1 479 m ²	15 921 m ²
3rd FLOOR	864 m ²	9 236.3 m ²	1	864 m ²	9 237 m ²
4th & 17th TYPICAL FLOOR	609 m ²	6 554.1 m ²	2	1 218 m ²	13 108 m ²
5th to 16th TYPICAL FLOOR	620 m ²	6 674.6 m ²	12	7 441 m ²	80 095 m ²
18th FLOOR PENTHOUSE	249 m ²	2 679.0 m ²	1	249 m ²	2 679 m ²
	8 475 m ²	91 226.6 m ²		12 703 m ²	136 731 m ²

Gross Area means the total area of all floors above grade measured between the outside surfaces of exterior walls.

NOTES

- FOR EXISTING SITE CONDITIONS, PROPERTY BOUNDARY INFORMATION, AND CONFIGURATION OF LOT PARTS SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., REGISTERED PLANS 4R-36923, SUBMITTED SEPARATELY.
- FOR PROPERTY IDENTIFICATION NUMBERS (PIN) FOR PART OF LOT 18, 19, 20 (SOUTH YORK STREET) AND PART OF LOT 18, 19, 20 (NORTH GEORGE STREET), REFER TO SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- FOR EXISTING & NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLANS BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY.
- FOR NEW LANDSCAPING DESIGN, SEE LANDSCAPING PLANS BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.
- FOR PROPOSED LIGHTING LAYOUT, SEE ELECTRICAL ENGINEERING PLANS BY JAIN CONSULTING, SUBMITTED SEPARATELY.
- ZONING GFA INCLUDES AREA MEASURED FROM THE INTERIORS OF OUTSIDE WALLS, AS DEFINED IN CITY OF OTTAWA ZONING BY-LAW DEFINITION (2008-250).
- SNOW STORAGE: SNOW WILL BE HAULED OFF SITE.

SYMBOLS LEGEND



SOLID WASTE COLLECTION REQUIREMENTS

ZONING MECHANISM	REGULATION	PROPOSED
Hotel Waste	Garbage (Compacted) = 0.053y ³ /unit Require 19y ³	Garbage (Compacted) = 3 x 8y ³ containers Total = 24y ³
York - 154 units Andaz - 200 units Total = 354 units	Recycling (GMP) = 0.018y ³ /unit Require 7y ³	Recycling (GMP) = 2 x 8y ³ containers Total = 16y ³
	Recycling (Fibres) = 0.038y ³ /unit Require 14y ³	Recycling (Fibres) = 2 x 8y ³ containers Total = 16y ³
	Organics = 240L container/50 units Require 8 containers	Organics = 8 x 240L containers Total = 1920L

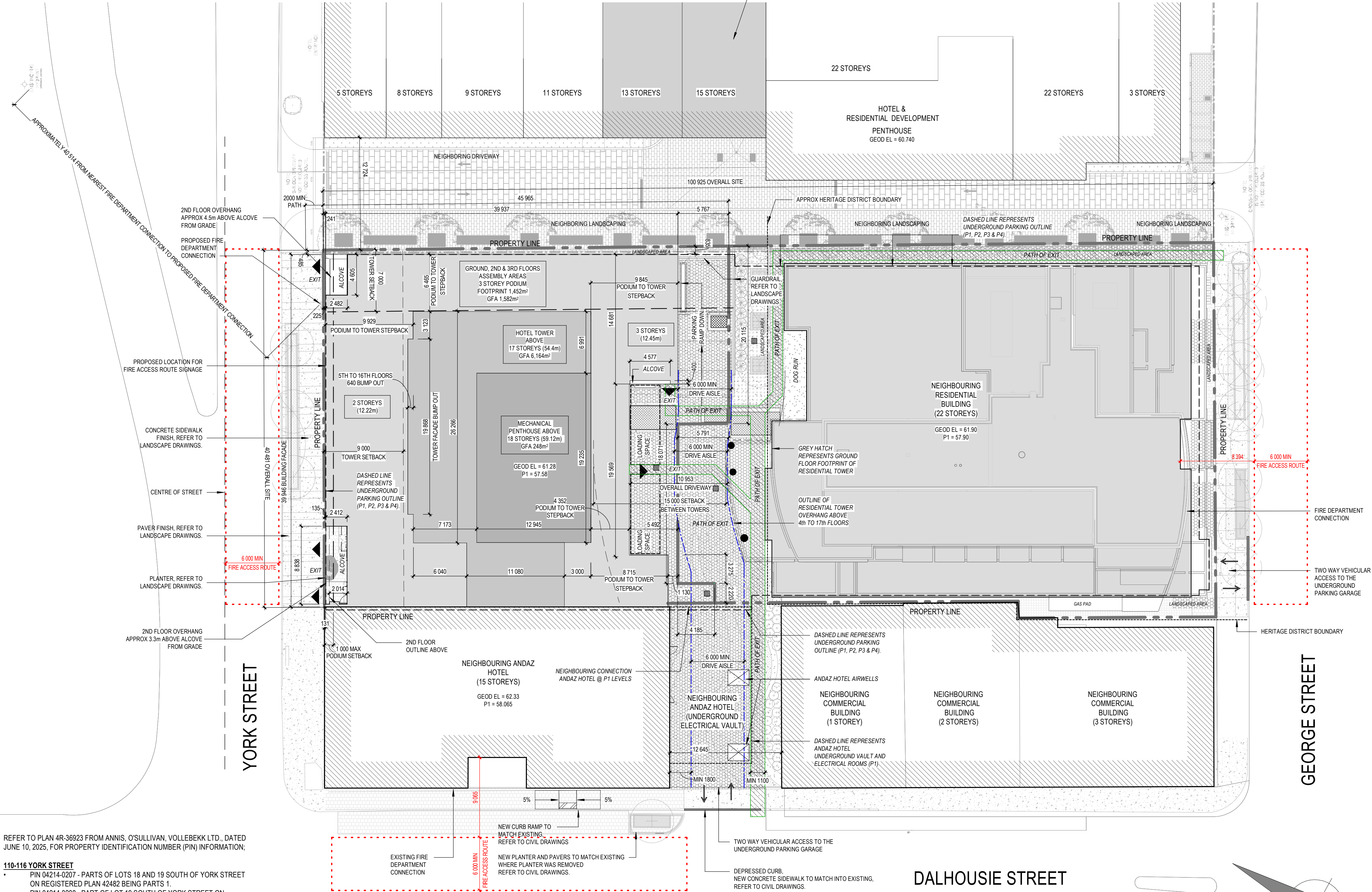
OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Hotel Rooms	4th and 17th floors (11 rooms/floor) 5th to 16th floors (11 rooms/floor)	424m ² x 2 floors= 848m ² 443m ² x 12 floors=5,316m ² TOTAL = 6,164m ²
	Minimum 10% of rooms are required to be Barrier-Free (BF) and distributed throughout the storeys.	22 of 154 units (14%) provided
Assembly	Ground floor 2nd floor	647m ² /floor 941m ² /floor
Hotel Administration	3rd floor	94m ² /floor
		TOTAL = 1,582m ²
	TOTAL	7,746m²

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - MD2 (2919) S489/ MD2 (113) S74 (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. Projections permitted beyond building height. As per Exception 2919 (By-law 2023-502)	12.6m within 10m from York and Podium. (3 storey max) 54.3m Tower.
Maximum floor space index	Not applicable	-
Minimum width of landscape area	No minimum 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 minimum depth of 3m, must be occupied by permitted use. Total gross area of lobbies, mechanical rooms and access to other floors must 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)	100% of ground fronting York Street (excluding exits from other floors) for a minimum depth of 3m, is occupied by permitted Hotel use. Total gross area of lobbies, mechanical rooms and access to other floors does not exceed 50% of ground floor gross area. 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)

ZONING MECHANISM	REGULATION	PROPOSED
Shared Parking 141 GEORGE	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 (65 reduced 34%) 110 York 137 spaces (41 reduced 30%) 25 Visitor parking shown on P3 & P4.
110 & 116 YORK		
Barrier-Free Parking Combined 110-116 York & 141 George	251-300 spaces requires 8 barrier-free spaces 4 type As 4 type Bs (Traffic and Parking By-Law 2017-301)	York P1- 1 type A & 1 type B P2,P3 - 2 type B per floor George P1,P3,P4 - 1 type A per floor 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 250m ² of GFA 468m ² GFA / 250m ² = 2 bicycle parking spaces Minimum 50% to be horizontal racks.	Residential: 56 (P1) 70 (P2) 31 (P3) Total 157 spaces Retail : 5 (Exterior) Hotel: 9 (Interior) Total: 171 spaces 76 (~44%) vertical mount
110 & 116 YORK		
Loading (110-116 York)	2 spaces required. Minimum 3.3m width of a loading space. As per Exception 2919 (By-law 2023-502)	2 outdoor spaces provided. 3.3m wide x 9m length for parallel application.



REFER TO PLAN 4R-36923 FROM ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JUNE 10, 2025, FOR PROPERTY IDENTIFICATION NUMBER (PIN) INFORMATION;

- 110-116 YORK STREET**
 - PIN 04214-0207 - PARTS OF LOTS 18 AND 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PARTS 1.
 - PIN 04214-0208 - PART OF LOT 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PART 2.
 - PIN 04214-0120 - PART OF LOT 20 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PART 5.

- 137-141 GEORGE STREET**
 - PIN 04214-0207 - PARTS OF LOT 18 AND 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PART 11.
 - PIN 04214-0208 - PART OF LOT 19 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PARTS 3, 4, 7, 8, 12 AND 14.
 - PIN 04214-0208 - PARTS OF LOT 18 AND 19 NORTH OF GEORGE STREET ON REGISTERED PLAN 42482 BEING PART 8.
 - PIN 04214-0208 - PART OF LOT 19 NORTH OF GEORGE STREET ON REGISTERED PLAN 42482 BEING PART 14.
 - PIN 04214-0120 - PART OF LOT 20 SOUTH OF YORK STREET ON REGISTERED PLAN 42482 BEING PARTS 6, 9, 13 AND 16.
 - PIN 04214-0121 - PART OF LOT 20 NORTH OF GEORGE STREET ON REGISTERED PLAN 42482 BEING PARTS 10 AND 15.

SITE PLAN AT GROUND

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0 1 2 5 10m

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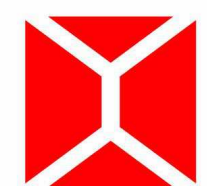
SURVEYOR

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Seal



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Client



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Project

110-116 YORK STREET

Location

OTTAWA No. **13098.00**

NO	REVISION	DATE (yyyy-mm-dd)
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
TTT	FOR COORDINATION	2025.08.08
UUU	ISSUED FOR PERMIT	2025.08.12
VVV	FOR SITE PLAN APPROVAL	2025.09.15
XXX	FOR REVISED SUPERSTRUCTURE PERMIT	2025.09.22
YYY	FOR COORDINATION	2025.10.03
ZZZ	FOR COORDINATION	2025.11.05
BBBB	FOR COORDINATION	2025.11.10
CCCC	FOR SITE PLAN APPROVAL	2025.11.11

Drawn by

SJ/AA

DATE (aa-mm-jj)
MAY 2023

Drawing Title

SITE PLAN

Revision

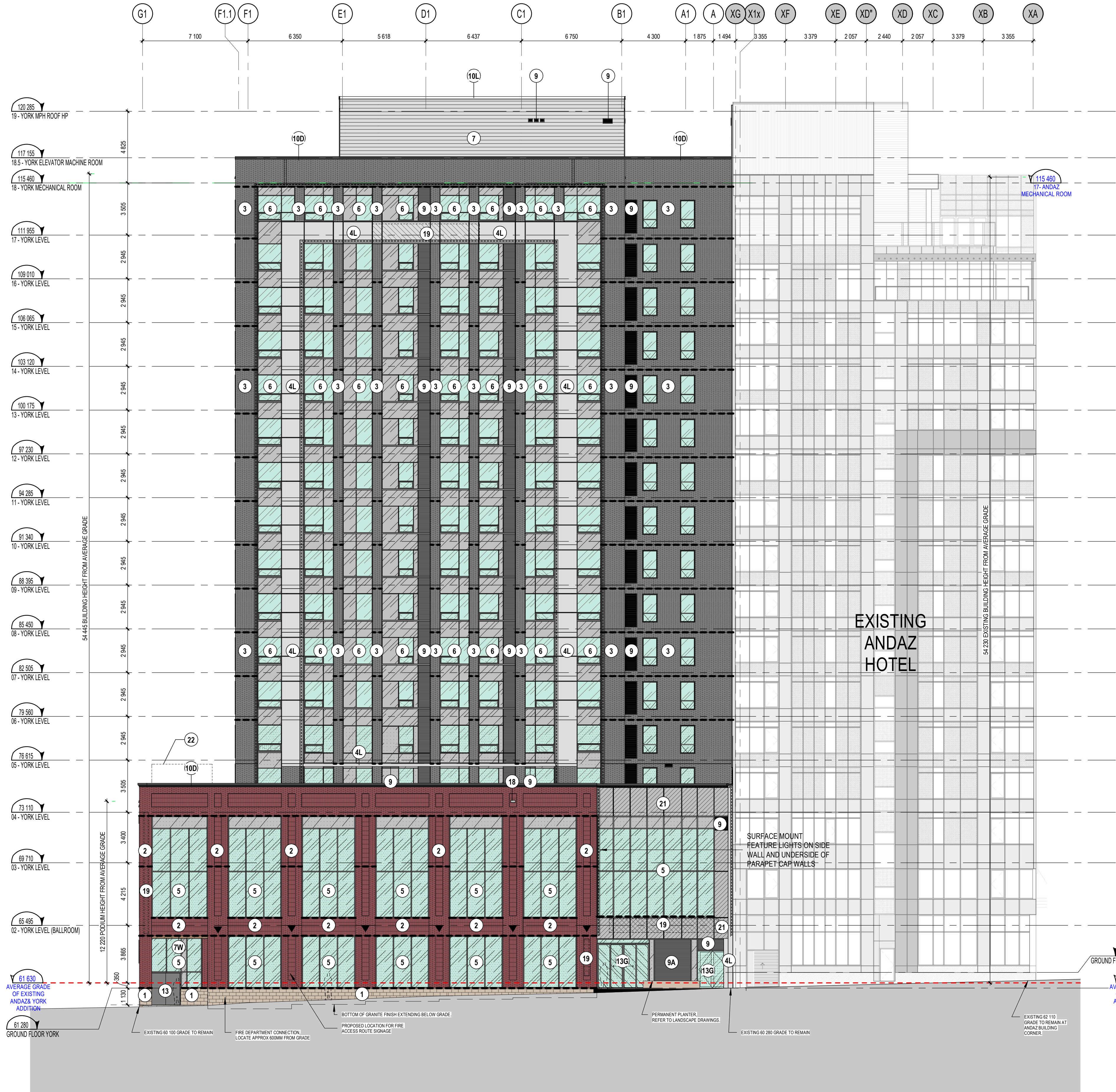
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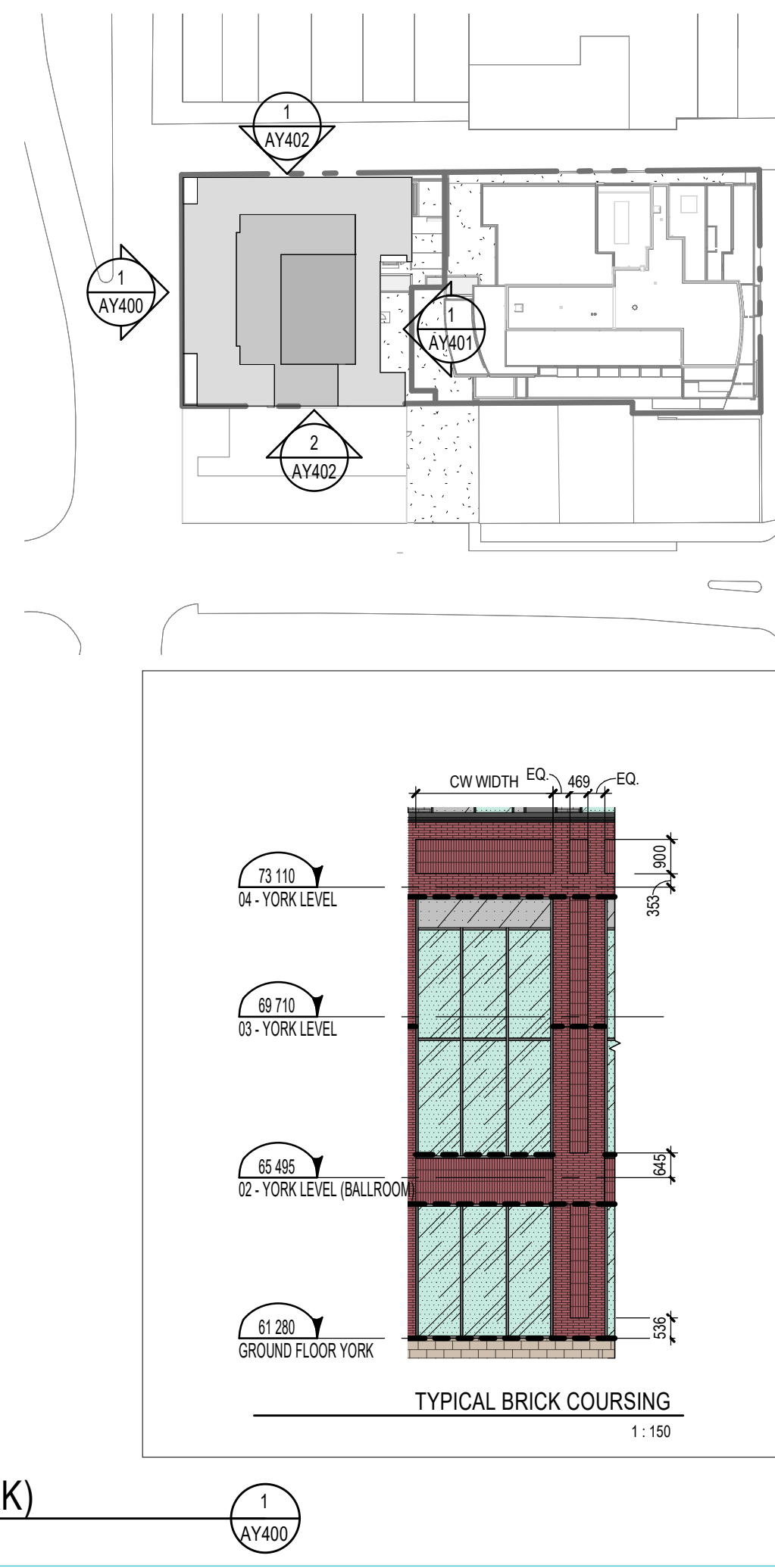
NORTH ELEVATION (YORK)
1:150

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	GRANITE PANEL WALL BASE. WIDTH AND COLOUR TO BE DETERMINED.
2	MASONRY BRICK VENEER. RED COLOUR CLOSELY MATCHING ORIGINAL BUILDING FINISHES. COLOUR 'WILLIAMSBURG MK2' BY CANADA BRICK. UNIT 'METRIC NORMAND' FORMAT 57x250x90mm. 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. COLOUR 'SHADOW RIDGE VELOUR' BY CANADA BRICK. UNIT 'METRIC NORMAND' FORMAT 57x250x90mm. ALL GROUT AND SEALANTS TO BE CONFIRMED BY THE ARCHITECT.
4L	LIGHT GREY PREFINISHED ALUMINUM MODULAR PANELS. CLEAR ANODIZED COLOUR.
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. COLOUR TO BE SELECTED BY ARCHITECT.
7	PREPAINTED HORIZONTAL STEEL CLADDING. COLOUR TO MATCH DARK BRICK (ITEM 3 ON LEGEND).
7G	GREY PREFINISHED HORIZONTAL STEEL CLADDING. COLOUR TO BE CONFIRMED BY THE ARCHITECT.
7W	PREPAINTED HORIZONTAL STEEL CLADDING. FAUX WOOD COLOUR TO BE CONFIRMED BY THE ARCHITECT.
9	PREPAINTED ALUMINUM VENTILATION GRILLE. COLOUR TO MATCH ADJACENT WINDOW FRAME FINISH OR ADJACENT FINISH IF NOT IN WINDOW SYSTEM. COORDINATION WITH MECHANICAL DRAWINGS FOR LOCATION.
9A	ARCHITECTURAL LOUVRE WITH DECORATIVE ELEMENT FASTENED / HANGING IN FRONT OF SURFACE.
100	ARCHITECTURAL CORNICE OF BENT METAL FLASHING. COLOUR TO MATCH DARK BRICK (ITEM 3 ON LEGEND).
10L	ARCHITECTURAL CORNICE OF BENT METAL FLASHING. COLOUR TO MATCH PREPAINTED HORIZONTAL STEEL CLADDING (ITEM 7 ON LEGEND).
11	PUNCHED WINDOW. MULLIONS TO MATCH ITEM 6.
12	STEEL DOOR. COLOUR TO MATCH ITEM 7.
13	GLAZED ENTRY DOOR. SEALED CLEAR GLASS UNIT / PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
13G	INSULATED ALUMINUM ENTRY DOOR. PREPAINTED ALUMINUM FRAME. SEE DOOR SCHEDULE PAGE. COLOUR TO MATCH CURTAIN WALL (ITEM 5 ON LEGEND).
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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 TO MATCH ITEM 5.
22	PREPAINTED SOUND WALL BARRIER AND POSTS. TO BE COORDINATED ON SITE. COLOUR TO MATCH ITEM 7.

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.



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BBBB	FOR COORDINATION	2025.11.10
CCCC	FOR SITE PLAN APPROVAL	2025.11.11

Drawn by

SJ/OM/AA

DATE (aa.mm.jj)

JUN 2023

Drawing Title

ELEVATION (NORTH)

Revision

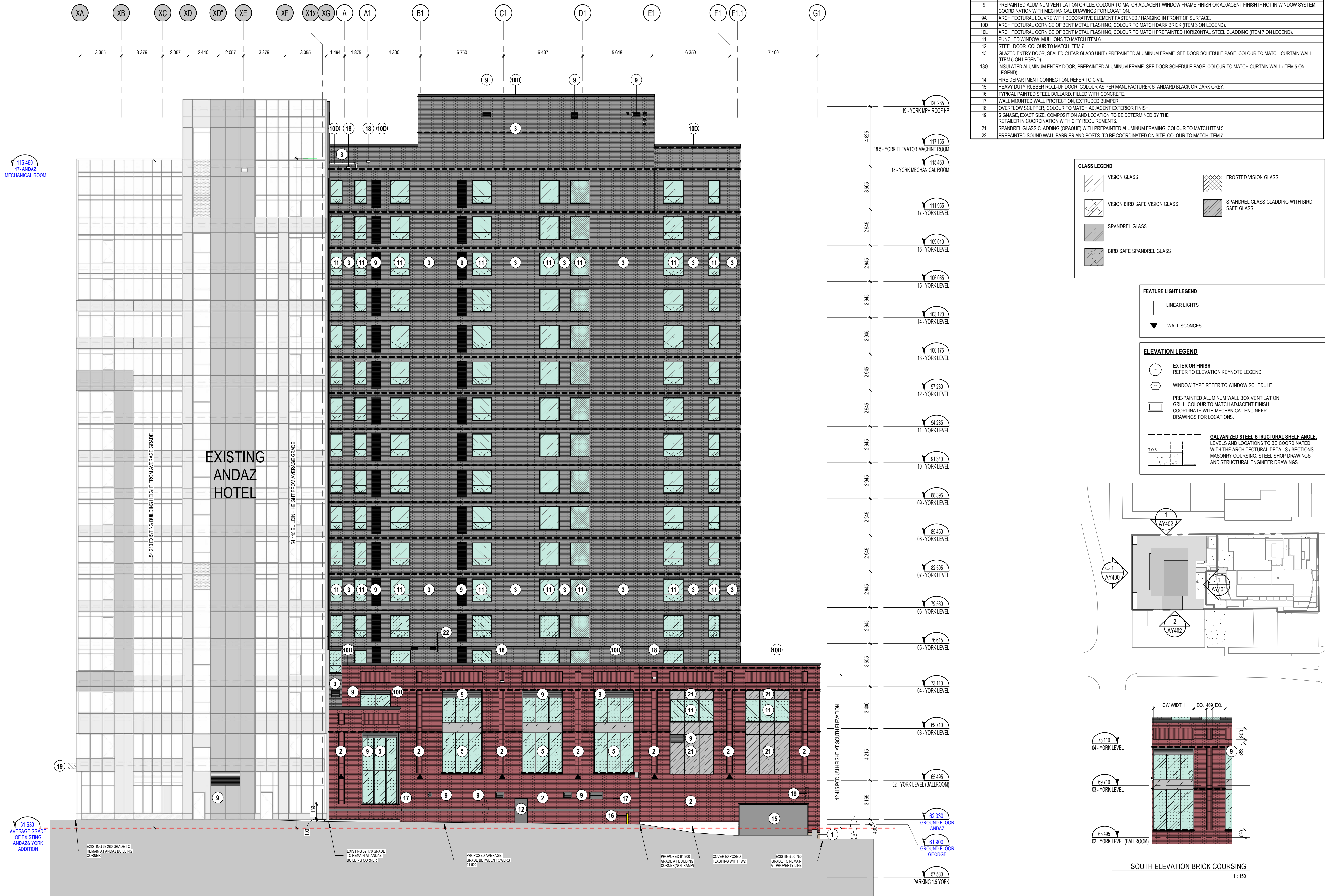
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Dwg Number

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SOUTH ELEVATION
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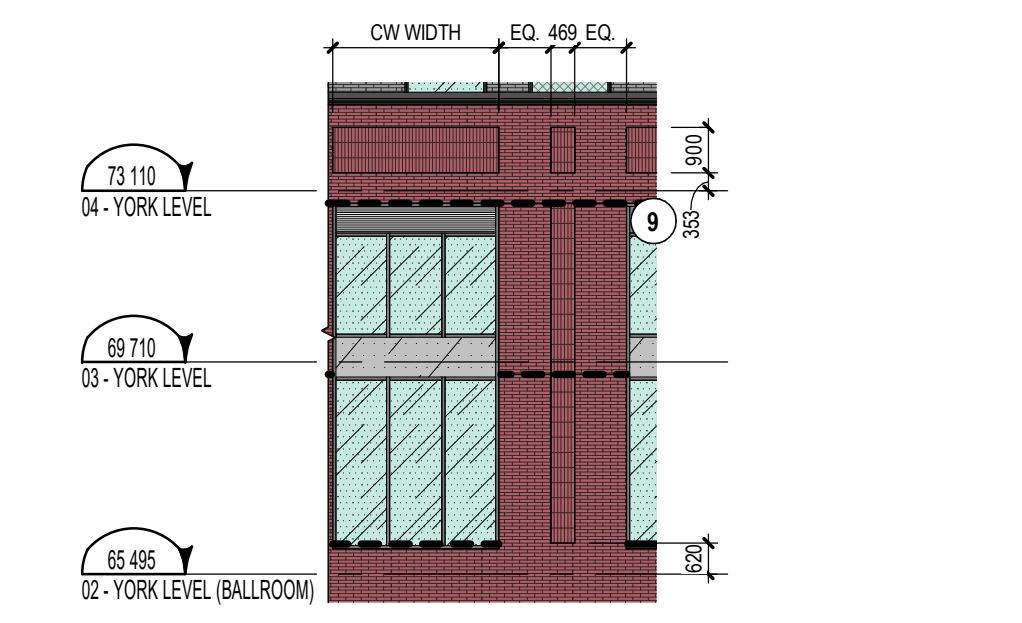
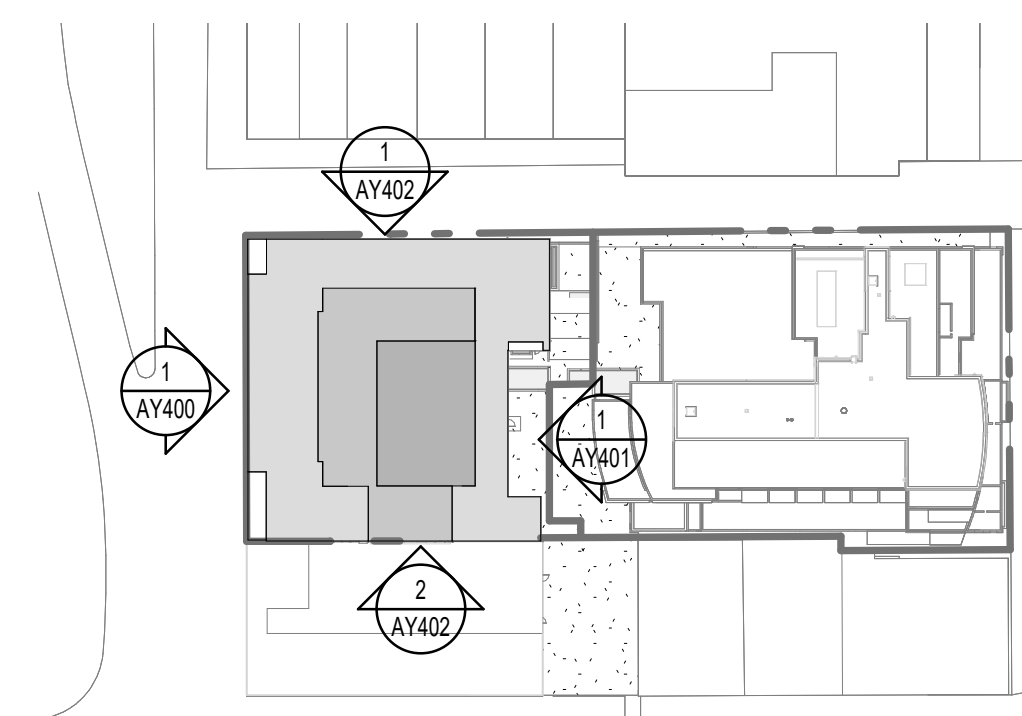
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SOUTH ELEVATION BRICK COURSING
1:150

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Mechanical - Electrical Engineer

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Structural Engineer

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T 514 947 1117 neuf.ca

Interior Design

Mason Studio
91 Pelham Avenue, Toronto ON M6N 1A5
T 416 781 9736 masonstudio.com

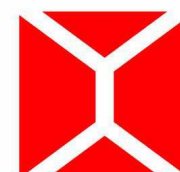
SURVEYOR

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Seal



NEUF
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Client



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Project

110-116 YORK STREET

Location

OTTAWA 13098.00

NO	REVISION	DATE (yyyy-mm-dd)
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
NNN	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
YYY	FOR COORDINATION	2025.10.03
ZZZ	FOR COORDINATION	2025.11.05
BBBB	FOR COORDINATION	2025.11.10
CCCC	FOR SITE PLAN APPROVAL	2025.11.11

Drawn by

SJ/OM

DATE (aa.mm.jj)

JUN 2023

Drawing Title

ELEVATIONS (SOUTH)

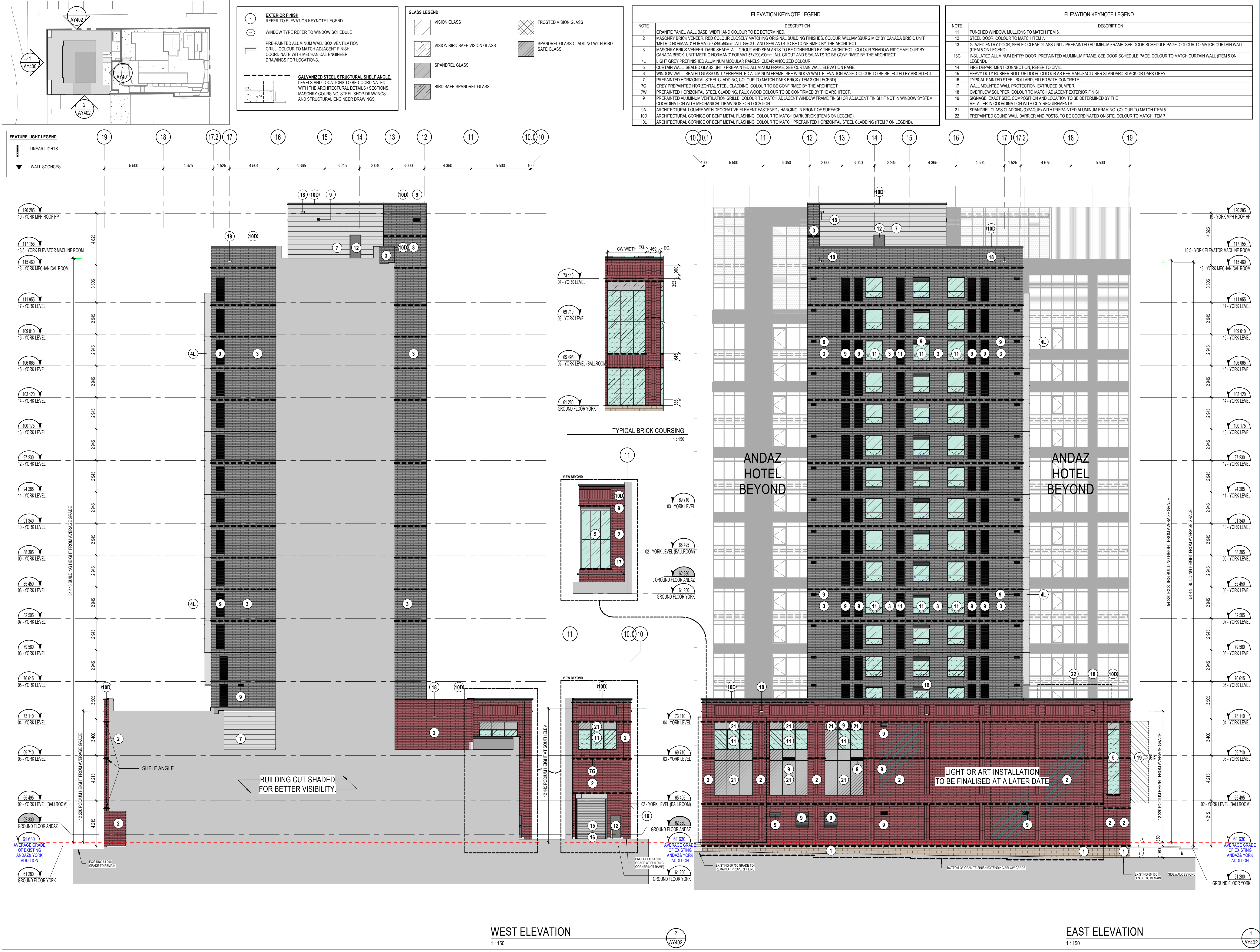
Revision

CCCC

Dwg Number

AY401

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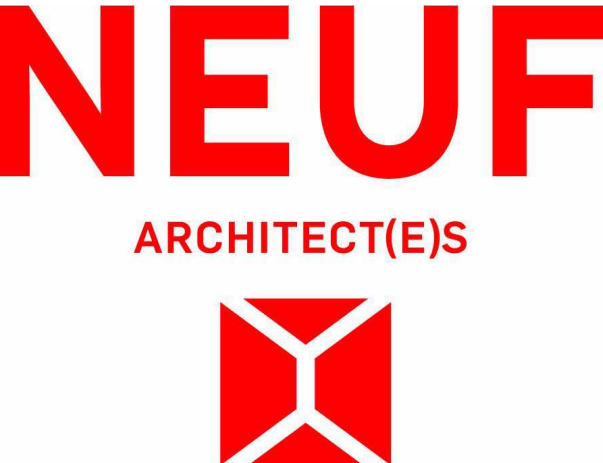
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Project
110-116 YORK STREET

Location
OTTAWA

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CCCC	FOR SITE PLAN APPROVAL	2025.11.11

Drawn by
SJ/OM
DATE (aa.mm.jj)
APRIL 2024

Checked by
LH
Scale
As indicated

Drawing Title
ELEVATIONS (EAST AND WEST)

Revision
CCCC

Dwg Number
AY402

D07-12-25-0038

19235