

SITE PLAN AT GROUND

1:250

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A100

NOTES		
•	FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., SUBMITTED SEPERATELY.	
•	FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLANS BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPERATELY.	
•	FOR NEW LANDSCAPING DESIGN, SEE LANDSCAPING PLANS BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPERATELY.	

OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Hotel	106 units / 2nd to 16th floors Minimum 10% (10 units) required to be Barrier-Free (BF) to be distributed throughout residential storeys.	2 nd = 307m ² floor 3 rd - 16 th = 258m ² floor TOTAL = 3,919m ²
Assembly	Ground	Ground = 455m ²
	TOTAL	4,374m²

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - MD2 (2031) S307 (COMBINED WITH 141 GEORGE STREET)

ZONING RULE	REQUIREMENT	PROVIDED
Minimum lot area	No minimum	Combined lot with 141 George Street, 3,103.10m ² (George) + 520.72m ² (York) = 3,623.82m ²
Minimum lot width	No minimum	20.19m on York Street
Minimum front yard	No minimum	0.03m aligned to adjacent hotel.
Minimum interior side yard	No minimum	West side connected to adjacent hotel, 0.48m on East side of building.
Minimum rear yard	No minimum	Combined lot with 141 George Street. Extends beyond original lot line.
Maximum building height	11m within 6m setback from York Street. 21.5m from 6m setback sloping up to 33m along back property line. As per Schedule 74. No projections permitted beyond building height.	10m along York Street. 57m beyond 6m setback.
Maximum floor space index	Not applicable	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 not used for driveways, aisles, parking, loading spaces or outdoor commercial patio. Whole yard to be landscaped.
Provisions for buildings 10 storeys and higher (By-law 2019-353)	Minimum lot area for an interior lot: 1350m ² Minimum interior side and rear yard setback for a tower: 7.5m Minimum separation distance between towers on the same lot: 15m.	Minimum lot area met. Not applied. 15m separation maintained between towers from 2nd floors up.
Parking Garage permission	100% of ground floor fronting a street (excluding mechanical room, pedestrian and vehicular access) for a minimum depth of 3m, must be occupied by permitted use..	100% of ground fronting York Street (excluding building exit) for a minimum depth of 3m, is occupied by permitted Hotel use.
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. Min. 50% of ground floor to be occupied by permitted use subject to a separate and direct access to abutting street.	100% of ground fronting York Street (excluding exit 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 to Dalhousie Street.

AMENITY AND PARKING REQUIREMENTS
ZONING - MD2 (2031) S307 (COMBINED WITH 141 GEORGE STREET)

ZONING MECHANISM	REGULATION	PROPOSED
Hotel Parking	None Required	26 spaces reserved for York use on P1 level of 141 George Street
Barrier-Free Parking	Requires 1 barrier-free spaces (Traffic and Parking By-Law 2017-301)	access to 1 BF spaces per parking level of 141 George Street.
		Total 26 spaces (with BF space access)
Minimum bicycle parking	Hotel: 1 per 1,000m ² of GFA 4,374m ² GFA / 1,000m ² = 5 bicycle parking spaces	5 spaces (exterior)
Loading	2 spaces required.	2 spaces provided.

NOTES GÉNÉRALES - General Notes

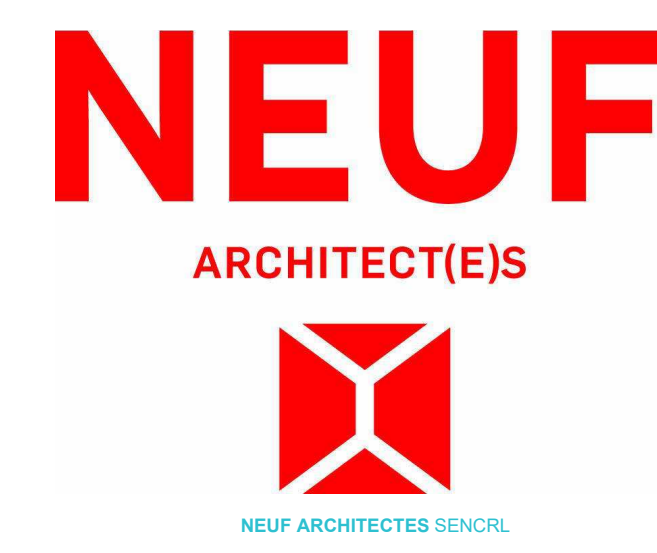
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SCÉAU / Seal



CLIENT Client

OUVRAGE Project
110 YORK STREET

EMPLACEMENT Location NO PROJET No.
OTTAWA 13098.00

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR CLIENT REVIEW	2023.05.15
B	FOR COORDINATION	2023.05.17
C	FOR CLIENT COMMENTS	2023.05.31
D	FOR COORDINATION	2023.06.12
E	FOR CLIENT REVIEW	2023.06.15
F	FOR CLIENT REVIEW	2023.07.07
G	FOR HERITAGE DEMOLITION PERMIT REVIEW	2023.09.18
H	FOR HERITAGE DEMOLITION PERMIT REVIEW	2023.09.28
J	FOR COORDINATION	2023.10.10

DESSIN PAR Drawn by
SJ
DATE (aa.mm.jj)
MAY 2023
TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked by
LH
ÉCHELLE Scale
As indicated

SITE PLAN

NO. DESSIN Dwg Number
J A100