BUILDING CODE MATRIX - GROSS FLOOR AREAS

GROSS FLOOR AREA	AREA (m²)/ FLOOR	AREA (ft²)/ FLOOR	# OF FLOORS	TOTAL AREA (m²)	TOTAL AREA (ft²)
P4.5, P3.5 & P2.5 LEVELS	1 560 m²	16 790,0 ft²	0	0 m²	0 ft²
P1.5 LEVEL	1 643 m²	17 680,1 ft²	0	0 m²	0 ft²
GROUND FLOOR	1 452 m²	15 631,7 ft²	1	1 452 m²	15 632 ft²
2nd FLOOR	1 479 m²	15 920,5 ft²	1	1 479 m²	15 920 ft²
3rd FLOOR	864 m²	9 296,8 ft²	1	864 m²	9 297 ft²
4th & 17th TYPICAL FLOOR	609 m²	6 554,1 ft²	2	1 218 m²	13 108 ft²
5th TO 16th TYPICAL FLOOR	620 m²	6 674,6 ft²	12	7 441 m²	80 095 ft²
18th FLOOR PENTHOUSE	249 m²	2 679,0 ft²	1	249 m²	2 679 ft²
	8 475 m²	91 226,8 ft²		12 703 m²	136 731 ft²

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

- AREA DRAIN
- PATH OF EXIT
- EXISTING BUILDINGS
- AIRWELLS WITH STEEL GRATE
- SNOW MELT AREA
- FIRE DEPARTMENT CONNECTION
- EXITS
- PAVER FINISH, REFER TO LANDSCAPE DRAWINGS.
- CONCRETE SIDEWALK, REFER TO LANDSCAPE DRAWINGS.
- GRASSED AREAS
- PROPERTY LINE
- DRIVE AISLE (6000 MIN.)
- FIRE ACCESS ROUTE (6000 MIN.)
- 3300x9000 LOADING SPACE
- PROPOSED DEPRESSED CURB

SOLID WASTE COLLECTION REQUIREMENTS

ZONING MECHANISM	REGULATION	PROPOSED
Hotel Waste York - 154 units Andaz - 200 units Total = 354 units	**Garbage (Compacted)** = 0.053y³/unit Require 19y³ **Recycling (GMP)** = 0.018y³/unit Require 7y³ **Recycling (Fibres)** = 0.038y³/unit Require 14y³ **Organics** = 240L container/50 units Require 8 containers	**Garbage (Compacted)** = 3 x 8y³ containers Total = 24y³ **Recycling (GMP)** = 2 x 8y³ containers Total = 16y³ **Recycling (Fibres)** = 2 x 8y³ containers Total = 16y³ **Organics** = 8 x 240L containers Total = 1920L

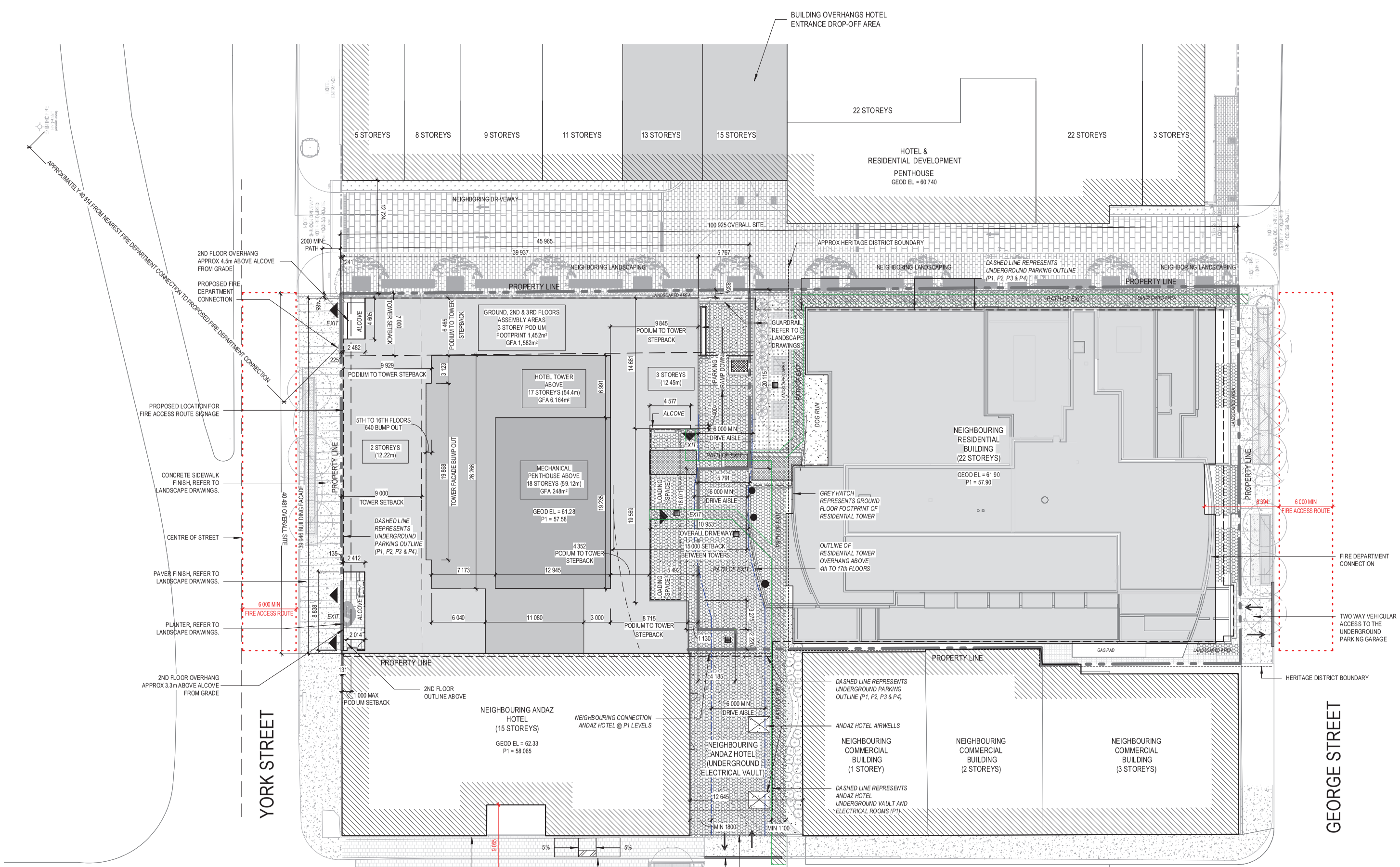
OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Hotel Rooms	4th and 17th floors (11 rooms/floor) 5th to 16th floors (11 rooms/floor) Minimum 10% of rooms are required to be Barrier-Free (BF) and distributed throughout the storeys.	424m² x 2 floors= 848m² 443m² x 12 floors=5,316m² TOTAL = 6,164m² 22 of 154 units (14%) provided
Assembly Hotel Administration	Ground floor 2nd floor 3rd floor	647m² /floor 841m² /floor 94m² /floor TOTAL = 1,582m²
	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 = 3,109.10m² 110 York = 520.72m² 116 York = 1,015.88m² = 4,645.70m²
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 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. 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 minimumm 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** **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 (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** **110 & 116 YORK**	Residential: 0.5 spaces x 297 units = 149 bicycle parking spaces Retail: 1 space per 250m² of GFA 468m² GFA / 250m² = 2 bicycle parking spaces Hotel: 1 per 1000m² of GFA +/-7,746m² GFA/1,000m² = 8 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
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.



SITE PLAN AT GROUND
1 : 250
1 AY100

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.

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GENERAL NOTES

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2. The contractor is responsible for checking and verifying all dimensions with respect to the project. Any discrepancy shall be reported to the architect.
3. The architect must be notified of all errors, omissions, and discrepancies between these documents and those of the other professionals.
4. Do not scale drawings. The dimensions on these documents must be read and not measured.
5. These drawings are to be read in conjuction with all material relevant to the project.

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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
Checked by: LH
DATE (aa.mm.jj): MAY 2023
Scale: As indicated

Drawing Title
SITE PLAN

Revision: CCCC
Dwg Number: AY100
19235
D07-12-25-0038