



**SITE PLAN CONTROL APPLICATION  
SITE PLAN APPROVAL REPORT  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Location: 110, 116 York Street

File No.: D07-12-25-0038

Date of Application: March 24, 2025

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This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., on behalf of Claridge Homes, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A100, prepared by NEUF Architects, dated February 2023, revision TTTT, dated 2026.03.27
2. **Ground Floor Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated June 2023, revision 12 dated 12/16/2025
3. **Elevation (North)**, AY400, prepared by NEUF Architects, dated June 2023, revision VVVV, dated 2026.04.06
4. **Elevations (South)**, AY401, prepared by NEUF Architects, dated June 2023, revision VVVV, dated 2026.04.06
5. **Elevations (East and West)**, AY402, prepared by NEUF Architects, dated April 2024, revision VVVV, dated 2026.04.06
6. **General Plan of Services**, Drawing No. 112142-GP-Y, prepared by Novatech, Revision 6, dated July 29, 2025
7. **Grading Plan**, Drawing No. 112142-GR-Y, prepared by Novatech, Revision 6, dated July 29, 2025
8. **Erosion and Sediment Control Plan**, Drawing No. 112142-ESC prepared by Novatech, Revision 6, dated July 29, 2025
9. **Notes and Details**, Drawing No. 112142-ND-Y, prepared by Novatech, Revision 6, dated July 29, 2025

And as detailed in the following report(s):

1. **Phase I – Environmental Site Assessment**, Report: PE2709-4, prepared by Paterson Group, dated September 4, 2024
2. **Phase II – Environmental Site Assessment**, Report: PE2709-5, prepared by Paterson Group, dated September 10, 2024

3. **Soil and Groundwater Remediation Program**, Report: PE2709-LET.20, prepared by Paterson Group, dated September 25, 2024
4. **Geotechnical Investigation**, Report: PG2733-4, prepared by Paterson Group, Revision 2, dated July 16, 2025
5. **Servicing and Stormwater Management Report**, File: 112142, prepared by Novatech, dated March 07, 2025, revised July 29, 2025.
6. **Roadway Traffic Noise Assessment**, Report: 13-039 – T, prepared by Gradient Wind, dated November 8, 2024.
7. **Traffic Impact Assessment**, prepared by Novatech, dated January 2025 and revised July 2025.

And subject to the following General and Special Conditions:

### **General Conditions**

#### 1. **Lapsing of Approval**

The Owner shall enter into this Site Plan Control Agreement including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

#### 2. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between the Claridge entities, registered as Instrument No. OC1645459 on December 12, 2014, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

#### 3. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

#### 4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

9. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval

of a consent for severance and conveyance for the purposes of obtaining financing.

10. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

**Special Conditions**

11. **Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

12. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

13. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Roadway Traffic Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit and/or hotel suite is to be equipped with central air conditioning;
- (b) further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands;

14. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type A – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway / rail / air traffic may be of concern, occasionally interfering with some activities of the dwelling and/or hotel suite occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type D – Central Air Conditioning

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit and/or hotel suite has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Ending Paragraph

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

15. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which

confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

16. **Geotechnical – Encroachments**

The Owner acknowledges and agrees that the Geotechnical Investigation has recommended a method of shoring that may encroach onto the adjacent property or onto the City's York Street right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

17. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law No. 2025-94, as amended.

18. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

19. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

20. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

21. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

22. **Water Demand for Fire Fighting – Fireflow**

The Owner acknowledges and agrees that prior to building permit issuance or issuance of a Commence Work Notification, a letter shall be prepared, signed and sealed by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the satisfaction of the General Manager, Planning, Development and Building Services confirming the proposed building design submitted for building permit issuance has incorporated any and all requirements of the Fire Underwriters Survey, 2020, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule “E” herein.

23. **Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner’s expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

24. **Site Lighting Certificate**

(a) In addition to the requirements contained in Clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable

professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:

- (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
  - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

#### **25. Cash-In-Lieu of Conveyance of Parkland**

- a) Prior to issuance of building permit, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 12 and Account Number 830301
- b) Cash-in-lieu of Parkland is to be calculated as two percent of the land value of the portion of land determined by applying the percentage of gross floor area increase on the gross land area.
- c) Prior to issuance of building permit, the Owner shall pay the parkland appraisal fee of \$880.00 plus H.S.T. of \$114.40, as referenced in Schedule "B" herein.

#### **26. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved **Elevations**, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

#### **27. Waste Collection**

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste

collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

## **28. Joint Use, Maintenance and Liability Agreement**

- (a) The Owner acknowledges and agrees that should the lands be severed in the future by means other than a Declaration of a Condominium, it shall ensure that the future owner of the freehold units shall enter into a Joint Use, Maintenance and Liability Agreement, or such other agreement to the satisfaction of the City, which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to any private roadway(s) and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; sewers and watermains, for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the Joint Use, Maintenance and Liability Agreement shall be filed with the General Manager, Planning, Development and Building Services.
- (b) The Owner shall file with the General Manager, Planning, Development and Building Services, an opinion from a solicitor authorized to practice law in the province of Ontario that the Joint Use, Maintenance and Liability Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to paragraph (a) above.
- (c) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall be registered on title to the Owner's lands at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Development and Building Services.
- (d) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall include a clause requiring subsequent purchasers to enter into an assumption agreement that transfers all legal and financial obligations required under the Joint Use, Maintenance and Liability Agreement to the future owners, successors and assigns in title of the subject lands subject to said agreement. The Owner further acknowledges and agrees to include a clause in all agreements of purchase and sale informing purchasers that there is a Joint Use, Maintenance and Liability Agreement registered on title to the subject lands, and require the purchaser to enter into an assumption agreement thereto.

**29. Shared Facilities**

The Owner acknowledges that the lands are subject to a Shared Facilities Agreement (Registered as OC2891261) due to the shared underground parking garage.

**30. Public Art/ Mural Installation**

- (a) The Owner acknowledges and agrees to develop general parameters for a mural or art installation in consultation with Heritage Planning. Once the parameters are established, the Owner acknowledges and agrees to provide a proposal for a mural or art installation to the Manager of Development Review Central in consultation with the Program Manager, Heritage Planning, or their delegate, for review and acceptance. The proposal must confirm the selected artist and the scope of the mural installation.
- (b) In accordance with the approved East Elevation Drawing (AY402), referenced in Schedule "E" herein, the Owner acknowledges and agrees to construct the required mural or art installation on the eastern building facade within the general area indicated for the art installation. Construction of the installation must be complete within twelve (12) months of the issuance of an Occupancy permit for the building.
- (c) The Owner acknowledges and agrees to assume all maintenance and replacement responsibilities for the mural or art installation in perpetuity.
- (d) The Owner acknowledges and agrees that \$25,000 of the site securities will be held until the art installation is complete.

May 4, 2026

\_\_\_\_\_  
Date



\_\_\_\_\_  
Andrew McCreight  
Manager, Development Review  
Central, Planning, Development and  
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-25-0038

### **SITE LOCATION**

110 and 116 York Street, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject block is bounded by York Street to the north, Cumberland Street to the east, George Street to the south, and Dalhousie Street to the west. The subject site is known municipally as 110 and 116 York Street and is in the By-Ward Market, on the south side of York Street. Combined, the lots have approximately 40.0 metres of frontage along York Street. The surrounding area includes a mix of low- and high-rise commercial, residential, and mixed-use buildings. The subject site is currently vacant and under construction limited to the excavation and preparation for a below grade garage.

There is construction on-site currently as the Owner was issued building permits for a new 22-storey residential building with underground parking at 137, 141 George Street (File No. D07-12-12-0199). A revision to the excavation and shoring building permit was sought and subsequently issued, which included the extension of the excavation onto 116 and 110 York Street. The Owner has also received approval for a Site Plan Control Revision (File No. D07-12-24-0116) to permit a shared parking garage, located on 137, 141 George Street as well as 110, 116 York Street.

The proposal seeks to permit a 17-storey addition to the existing Andaz hotel. The 17-storey tower is setback nine metres from a three-storey podium fronting York Street. The proposal contains approximately 1,570 square metres of assembly space located in the first three floors and 154 hotel rooms located in the upper 14 floors. A shared underground parking garage providing 300 vehicular parking spaces and 171 bicycle parking spaces is to be located underneath 110, 116 York Street and 137, 141 George Street. Access into the parking garage is from Dalhousie Street.

The property is within a Design Priority Area and was subject to the Urban Design Review Panel Process. The applicant presented their proposal to the UDRP on April 4, 2025. The panel was successful in aiding in the implementation of an improved public realm with street trees and active uses fronting the street, and a human-scaled low-rise treatment along York Street.

## **Related Applications**

The following applications are related to this proposed development:

- Official Plan Amendment - D01-01-25-0009
- Zoning By-law Amendment - D02-02-25-0020
- Heritage - D09-04-25-0038

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposed development is consistent with the Official Plan policies in the Downtown Core Transect Policy Area and the ByWard Market Special District. This site is in an ideal location for a hotel as it is a popular tourist area that is close to the Parliament Buildings and to commercial shopping areas within the ByWard Market and on Rideau Street. The proposal also demonstrates an appropriate relationship to the surrounding high-rise context. Staff support the proposal to allow the expansion of the existing Andaz hotel.
- The associated Official Plan Amendment (File No. D01-01-25-0009) and Zoning By-law Amendment (File No. D02-02-25-0020) went to Planning and Housing Committee on February 18, 2026, and was approved at Council on February 25, 2026. The Official Plan Amendment sought to amend Volume 2C to add site-specific policies that allow for additional building height. The Zoning By-law Amendment proposed to rezone the entire subject site MD2[2919] S489 – Mixed-Use Downtown, Subzone 2, Exception 2919, Schedule 489 to have site-specific exception and schedule to address the proposal.
- The subject site is within the Byward Market Heritage Conservation District (HCD). A related heritage application (File No. D09-04-25-0038) was submitted and went to Built Heritage Committee on February 10, 2026, and approved at Council February 25, 2026.
- The proposal was reviewed alongside the ByWard Market Public Realm Plan and Staff concluded that the tower step backs aid in creating a human scaled low-rise treatment along York Street and the proposed at-grade animation and street trees contribute to the public realm within the ByWard Market.
- The proposal was reviewed alongside the Urban Design Guidelines for High-rise Buildings and Staff concluded that the proposal appropriately minimized its impact on the neighbouring properties and on the public realm on York Street, as directed by the Guidelines.
- The proposal represents good land use planning. Replacing a vacant lot with a hotel expansion that can foster economic growth and tourism is desirable.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **URBAN DESIGN REVIEW PANEL**

The property is within a Design Priority Area and was subject to the Urban Design Review Panel (UDRP) process.

The applicant presented their proposal to the UDRP on April 4, 2025. The applicant's responses to the UDRP recommendations are found [here](#).

The panel's key recommendations were as follows:

- The Panel acknowledges the potential of the project to contribute meaningfully to the ByWard Market context.
- The Panel recommends integrating the project into the broader vision for York Street and aligning with the vision of the ByWard Market Public Realm Plan.
- The Panel recommended more animation and building engagements through windows, entrances, and active frontages along York Street.
- The Panel recommended considering the function and character of the shared laneway between 110, 116 York Street and 137, 141 George Street.
- The Panel recommended a more articulated design.

The panel was successful in aiding in the implementation of the following:

- The project contributes to the ByWard Market by increasing a hotel use, to bring more tourism and activity to a commercial and nationally significant area.
- To align with the vision for the ByWard Market, the York Street public realm includes street trees, active uses fronting the street, and the tower is setback from the north-facing podium nine metres to create a human-scaled low-rise treatment along York Street. As shown in Document 6 – Concept Site Plan and York Street Elevation and Document 7 – Concept Renderings.
- To make entrances more prominent, windowsills along York Street were lowered to the finished floor to reduce the height difference to grade and lighting and signage above the entrance were added. There are windows along York Street that view into an animated hotel and restaurant at-grade. As shown in Document

6 – Concept Site Plan and York Street Elevation and Document 7 – Concept Renderings.

- At-grade surface treatments and landscaping of the private laneway between 110, 116 York Street and 137, 141 George Street were included to be visually appealing.
- The elevations were revised to provide recessed brick panels on the podium cladding and the cornice on the top of the podium aligns with neighbouring developments. As shown in Document 6 – Concept Site Plan and York Street Elevation and Document 7 – Concept Renderings.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Stéphanie Plante was aware of the application related to this report.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline **has not been met** due to complexity of multiple submissions and the associated with the Official Plan and Zoning By-law Amendment applications proceeding to Planning and Housing Committee and Council.

**Contact:** Ann O'Connor Tel: 613-580-2424, ext. 72658 or e-mail: [ann.oconnor@ottawa.ca](mailto:ann.oconnor@ottawa.ca)

# Document 1 – Location Map



D07-12-25-0038

25-1572-X

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REVISION / RÉVISION - 2026 / 04 / 28

LOCATION MAP / PLAN DE LOCALISATION  
SITE PLAN / PLAN D'EMPLACEMENT



**110, 116 rue York Street,  
Part of / partie de 137 rue George Street**

