

PROPOSED DEVELOPMENT
HOTEL - HAMPTON INN BY HILTON

116 YORK STREET, OTTAWA, ON.

DESIGN BRIEF

July 06th, 2018



*SOME BASE PICTURES AND GRAPHICS ARE TAKEN FROM THE CITY OF OTTAWA WEBSITE AND GOOGLE EARTH

PREPARED BY: API DEVELOPMENT CONSULTANTS & SAPLYS ARCHITECTS FOR: BAYVIEW HOSPITALITY GROUP.



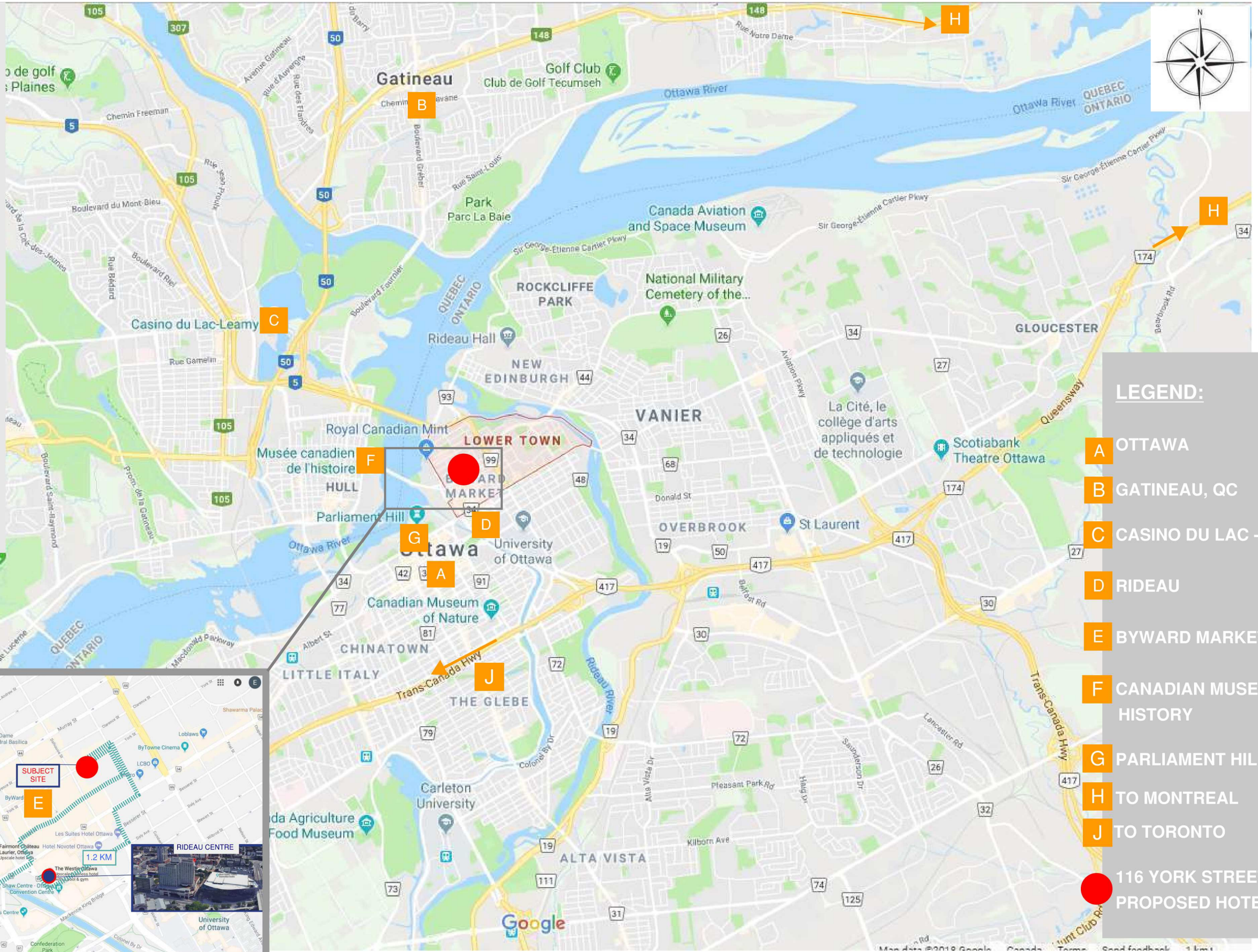
Site Location

• The subject site is located in Lower Town (Byward Village) on the south-east side of York Street near the intersection of York Street and Dalhousie Street in a residential and commercial area.

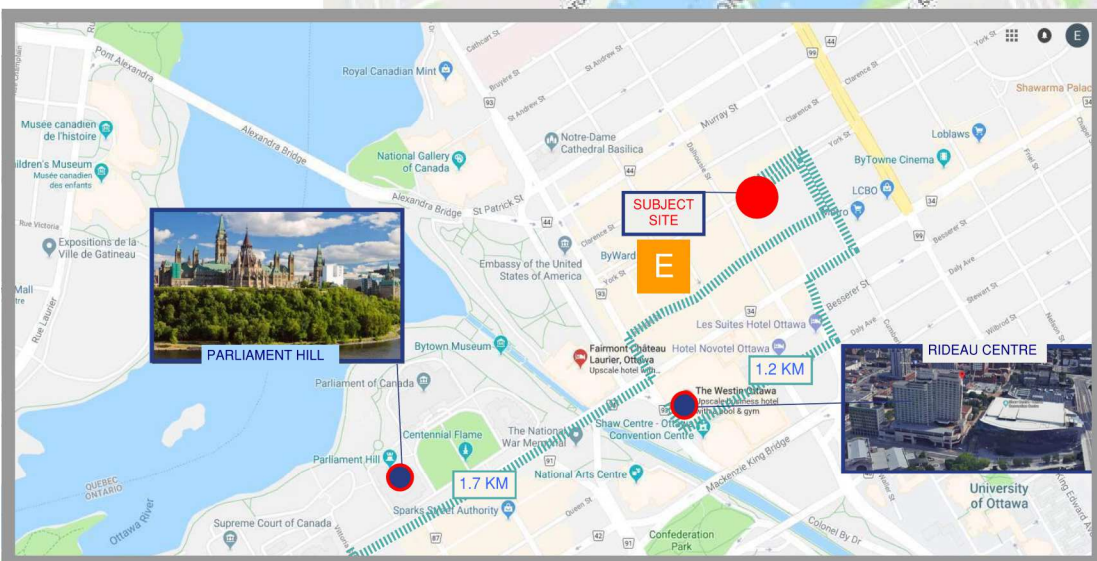
• The site has approximately 66.0 ft. (20.13m) of frontage onto York Street.

• The site has a total area of approximately 10931 sq.ft (1015.5 sqm).

• The property is located approximately 0.1km from Byward Market East boundary, 1.2 km from the Rideau Centre, 1.7 km away from Parliament Hill.



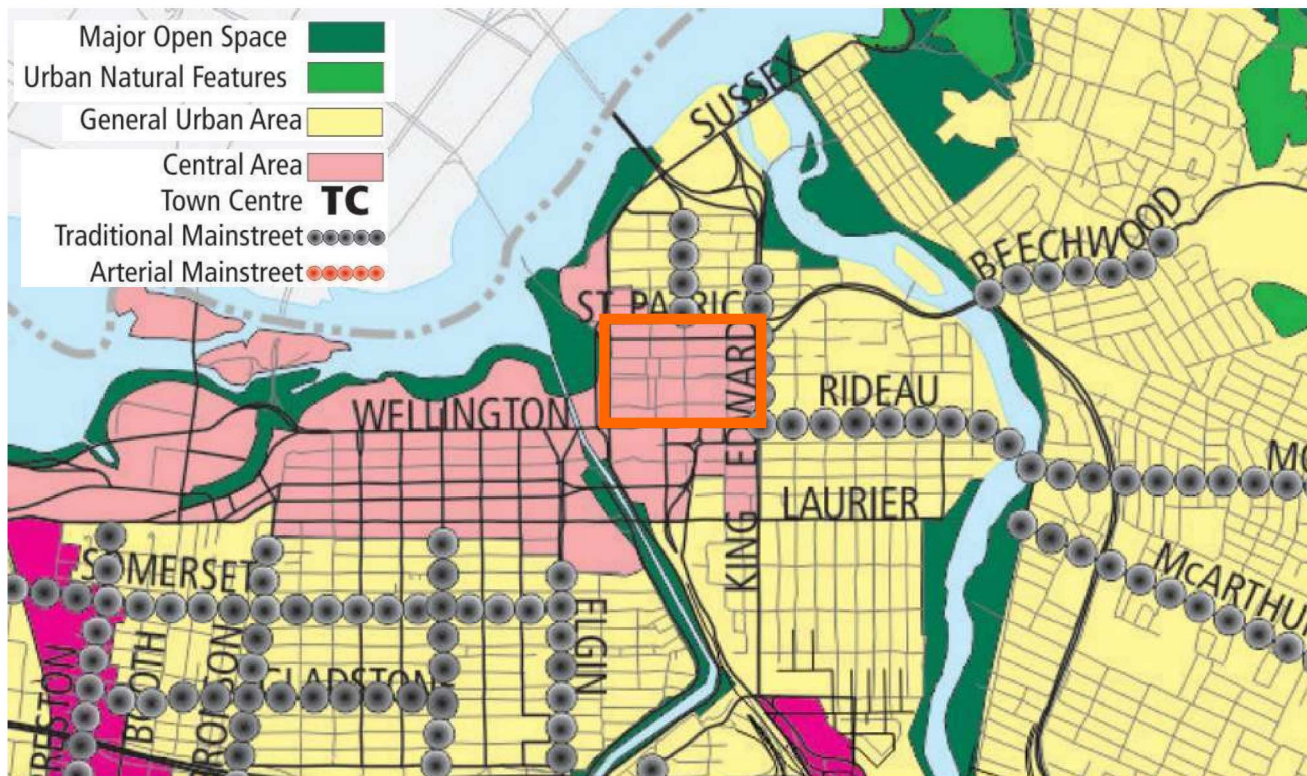
- LEGEND:**
- A** OTTAWA
 - B** GATINEAU, QC
 - C** CASINO DU LAC - LEAMY
 - D** RIDEAU
 - E** BYWARD MARKET
 - F** CANADIAN MUSEUM OF HISTORY
 - G** PARLIAMENT HILL
 - H** TO MONTREAL
 - J** TO TORONTO
 - 116 YORK STREET, PROPOSED HOTEL



**PROPOSED DEVELOPMENT
HOTEL - HAMPTON INN BY HILTON
116 YORK STREET, OTTAWA, ON.**

BY : API & SAI FOR BAYVIEW HOSPITALITY GROUP





Central Area Community Design Plan

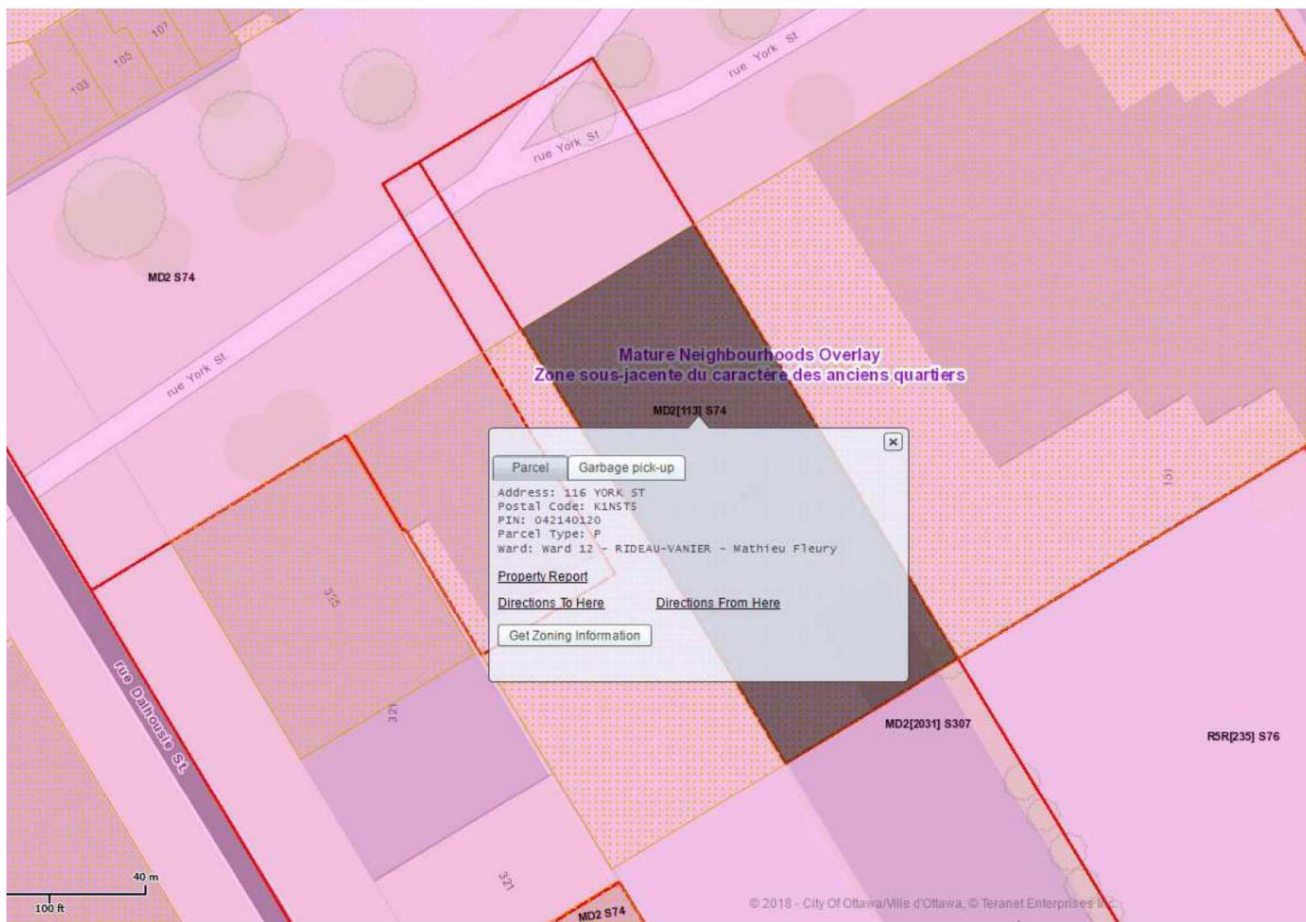
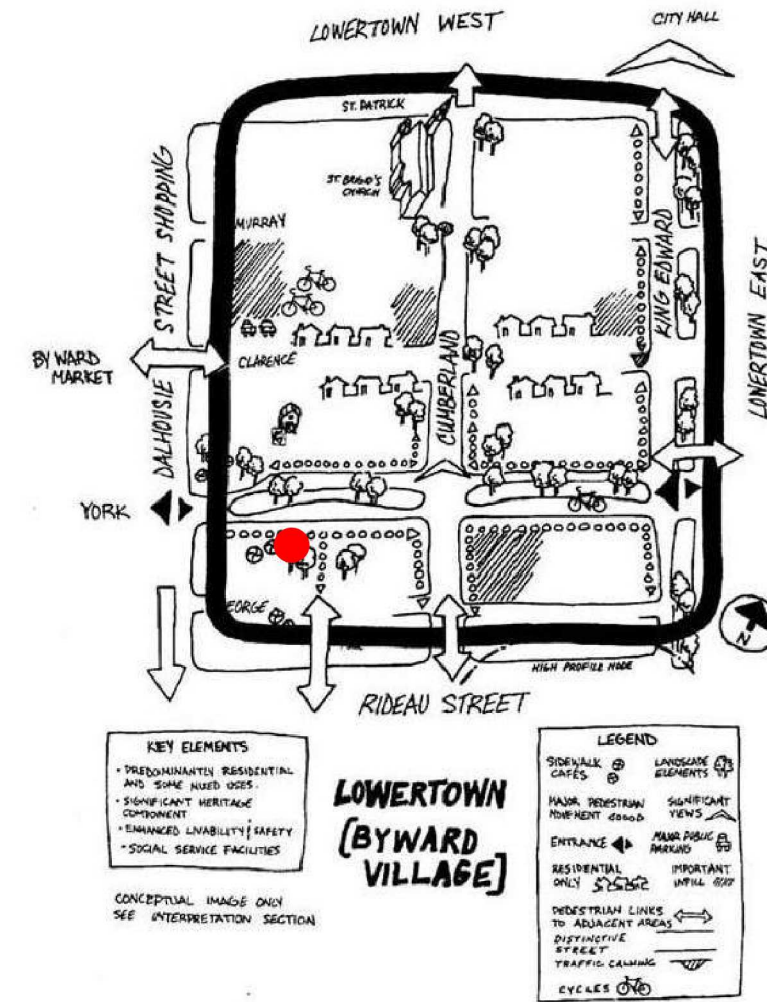
- The Design Plan identifies York Street as a **gateway into Byward Market**.
- The policies encourage a better designed streetscape.

City of Ottawa Zoning By-law

•The subject property is zoned as “Mixed-Use Downtown, Subzone 2, Exception 113, subject to Schedule 74

(MD2[113]S74).

- The purpose of the **MD zone** is to permit a full range of commercial and residential uses, **including “hotel”**.
- Subzone 2 contains specific provisions intended to ensure an **active streetscape** by requiring specific uses to occupy the **ground floor** within 3 meters of the property line
- No more than 50% of the ground floor gross floor area can be lobbies, mech. rooms and access to other floors.
- Within **6 m of York Street**, the maximum **height is 11 m**, and the height is angled from **21.5 m to 50 m**.
- There is **no requirement for the parking** associated with the hotel, however if provided, it must be located in a parking garage.



Purpose of the MD Zone

The purpose of the MD – Mixed-Use Downtown Zone is to:

- (1) **support the Central Area**, for employment and shopping while also allowing residential, cultural and entertainment uses;
- (2) **ensure that the Character Areas** in the Central Area, namely the..., the **ByWard Market**, ... and the four Business Improvement Areas, Rideau, Sparks, **ByWard Market** and Bank Streets, **continue to serve as primary business or shopping areas and maintain their distinct character**;
- (3) **facilitate more intense, compatible and complementary development** to ensure that the active, pedestrian-oriented environment at street level, is sustained
- (4) **impose development standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings and be in keeping with the existing scale.**

116 YORK ST

PIN: 042140120

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
042140120	PLAN 42482 LOT 20 YORK S



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	042140120	
FRONTAGE - ft / FAÇADE - pi:	66.00	(20.13m)
DEPTH - ft / PROFONDEUR - pi:	165.62	(50.45m)
PROPERTY AREA - ft² / SUPERFICIE pi²:	10931.0000	(1015.5 sqm)

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
042140120	Z3 City TUE A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
042140120	12	RIDEAU-VANIER	Mathieu Fleury

Opportunities , Constraints and solutions

Opportunities

- The site offers a chance to create more of a **central place in the region** for employment and shopping while also allowing residential, cultural and entertainment uses.
- The development of the building would make **better use of the site (Surface Parking lot)** and add to the economic and cultural center of the city.
- The proposed building would offer a high density **hotel** component with its **amenities and meeting spaces** at podium level along with a **terrace** at 2nd floor overlooking and illuminating York street.
- A **coffee shop** will serve pedestrians at ground level as per Central Area O.P.
- An **underground parking** is provided to serve the hotel patrons.

Constraints and solutions

- The property has a narrow **frontage** onto York Street (**66ft / 20.13m**) which necessitates careful consideration of the planned and potential redevelopment opportunities on adjacent properties.
- A **two storey podium (36ft / 11.0m Max Height)** with a step back from York Street at the third storey has been integrated to maintain a **pedestrian scale** on York Street.
- Careful attention has been given to the design of the building to appropriately respond to the heritage characteristics of the surrounding area and market district. Therefore, **Natural Stone / Brick** cladding has been proposed at the Podium level to match the surrounding heritage buildings.
- The podium design features a **terrace** containing a combination of **deciduous and evergreen trees and plants overlooking York Street**.
- The Podium displays **various vintage street furniture, lighting, signage and trims** in accordance with the already existing local surroundings.
- The hotel drop-off and Loading areas has been placed inside the building at Gr. Level.

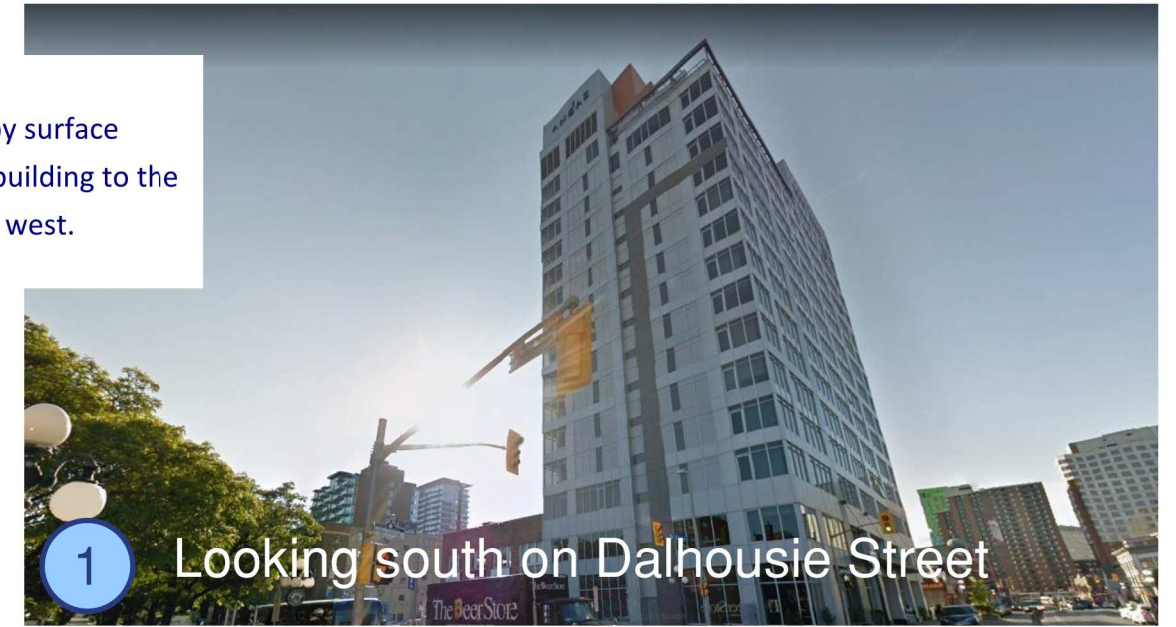
SUBJECT SITE

116 YORK STREET



Site Condition

Currently, the property is occupied by surface parking connected to the five-storey building to the east and to the two-storey bar on the west.

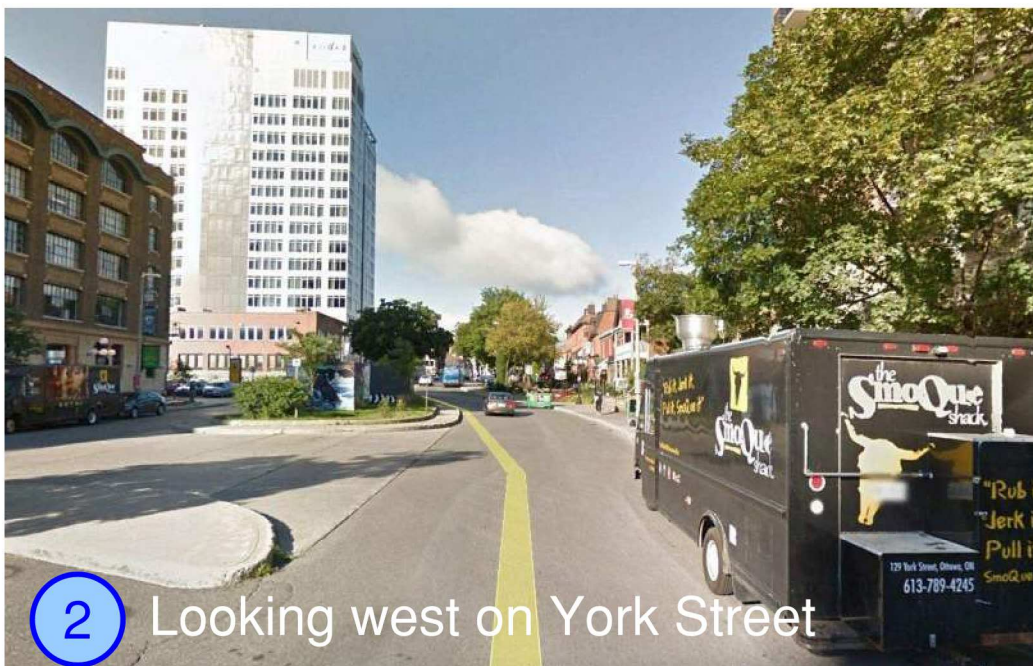


1 Looking south on Dalhousie Street

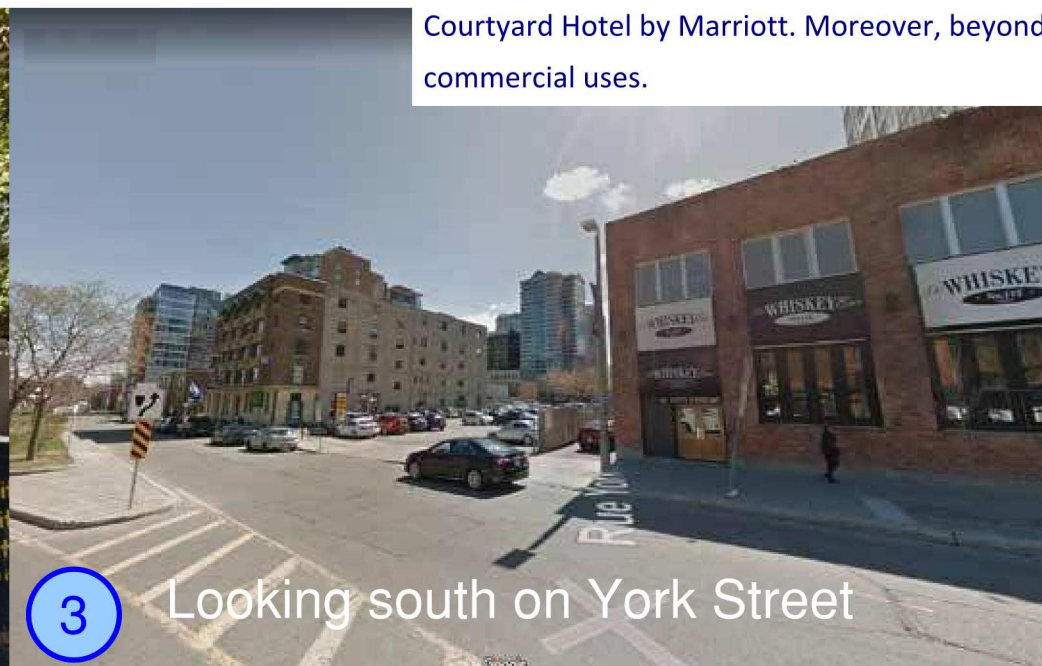
Context

The area surrounding the site can be described as follows:

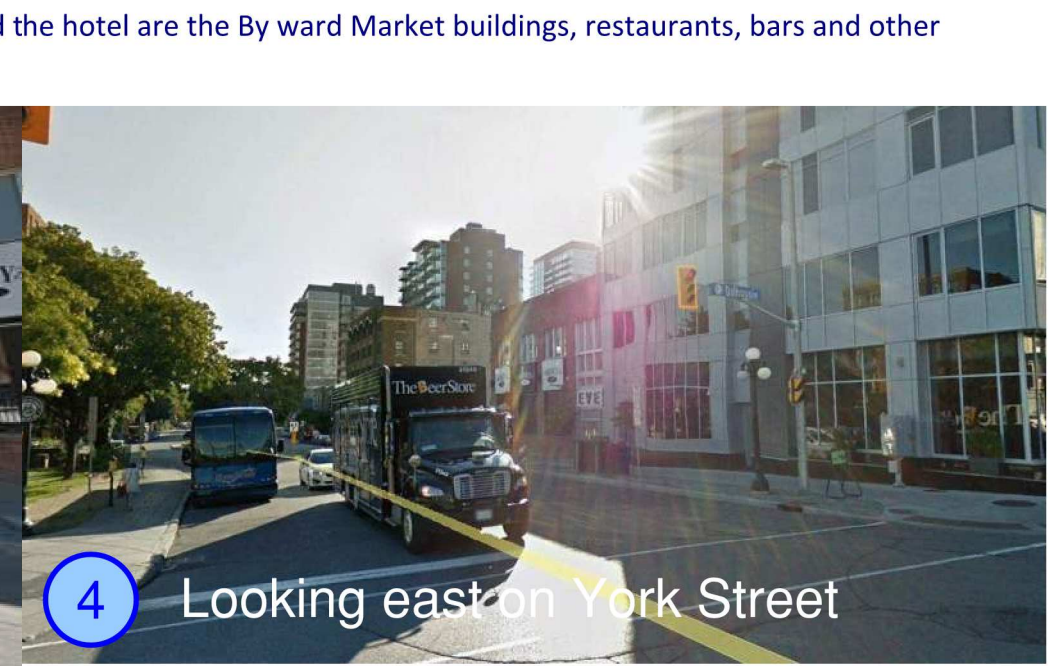
- **North:** Across York Street is a **low-rise residential** neighborhood, characterized by a mix of single and semi-detached dwellings and heritage buildings.
- **East:** Across the surface parking on the property is a commercial/business occupancy building and further to the east are **mid-rise residential and commercial** buildings along York Street.
- **South:** To the south is a mix of **low-rise commercial** buildings and restaurants. Further past south of George Street lies Rideau Street, a transit corridor which is intended for various uses such as residential high rise apartments, commercial and retail services.
- **West:** To the west is a low-rise bar and a **16 storey (59.4m high) Andaz Hotel** and further down York Street is a four-storey Courtyard Hotel by Marriott. Moreover, beyond the hotel are the By ward Market buildings, restaurants, bars and other commercial uses.



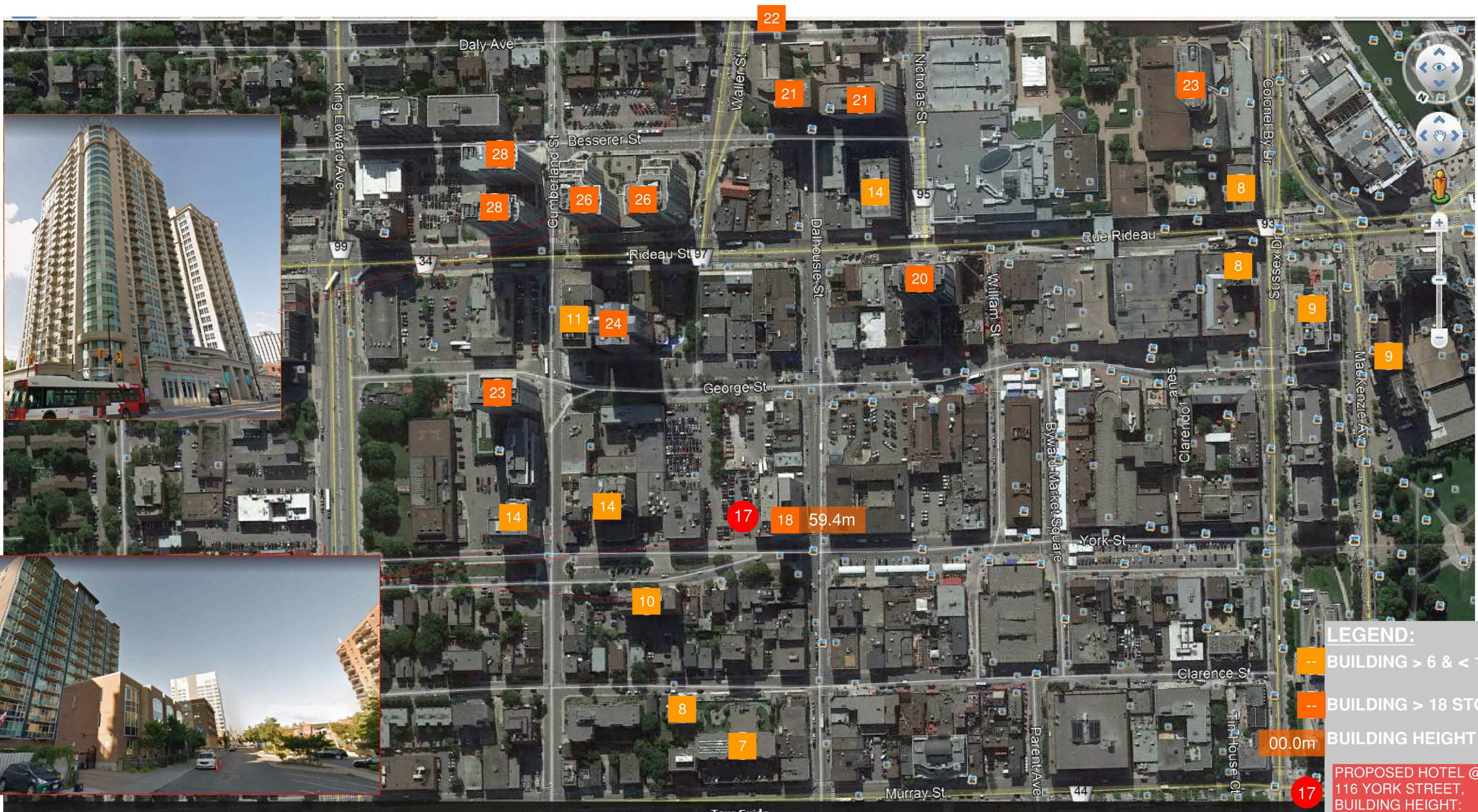
2 Looking west on York Street



3 Looking south on York Street



4 Looking east on York Street

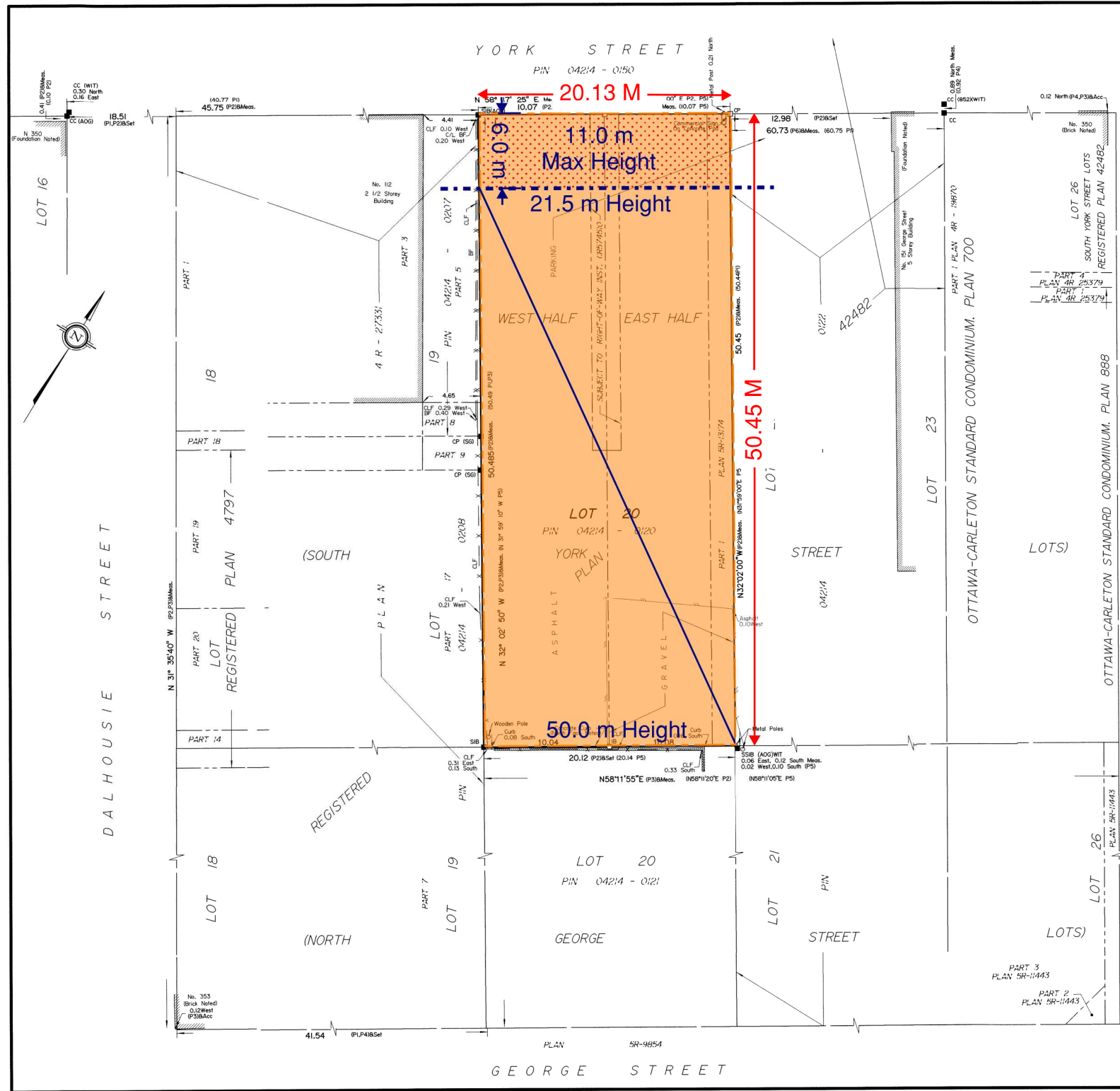


LEGEND:

- BUILDING > 6 & < 18 STOREY
- BUILDING > 18 STOREY
- BUILDING HEIGHT IN METERS

00.0m

17 PROPOSED HOTEL @
116 YORK STREET,
BUILDING HEIGHT:
55.2m T.O. 17 TH FLOOR
59.6m T.O. MECH. PENTH.
17 STOREY



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 20 (SOUTH YORK STREET)
REGISTERED PLAN 42482
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200
 0 2.0 4.0 6.0 8.0 Metres

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 15th day of November, 2017.

Nov 20, 2017
 Date
 E. H. Herweyer
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: November 20, 2017

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to BAYVIEW HOSPITALITY INC. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2029690

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29 (3).

Notes & Legend

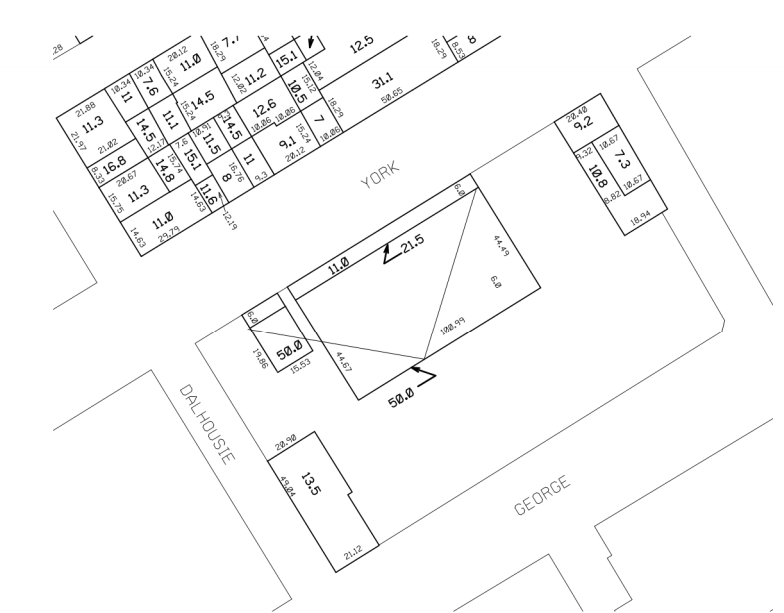
- IB □ Denotes Survey Monument Planted
- SIB □ Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Out Cross
- CP Concrete Pin
- Meas. Measured
- ACC Accepted
- (WIT) Witness
- (ADC) Annis, O'Sullivan, Vollebek Ltd.
- U Utility Pole
- BF Board Fence
- CLF Chain Link Fence
- CL Centreline
- OS Sign
- OW Overhead Wires
- (P1) Registered Plan 42482
- (P2) Plan SR-13174
- (P3) Plan 4R-27331
- (P4) Plan 4R-19481
- (P5) (1892) Plan August 29, 2005
- (P6) (857) Plan May 6, 1992

Bearings are grid, derived from the Southerly limit of York Street, shown to be N 58° 17' 25" E on Plan by (SO) dated September 16, 2013, and are related to the Central Meridian of MTM Zone 9 (17° 30' West Longitude) NAD-83 (original).

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: houston@anniss.com

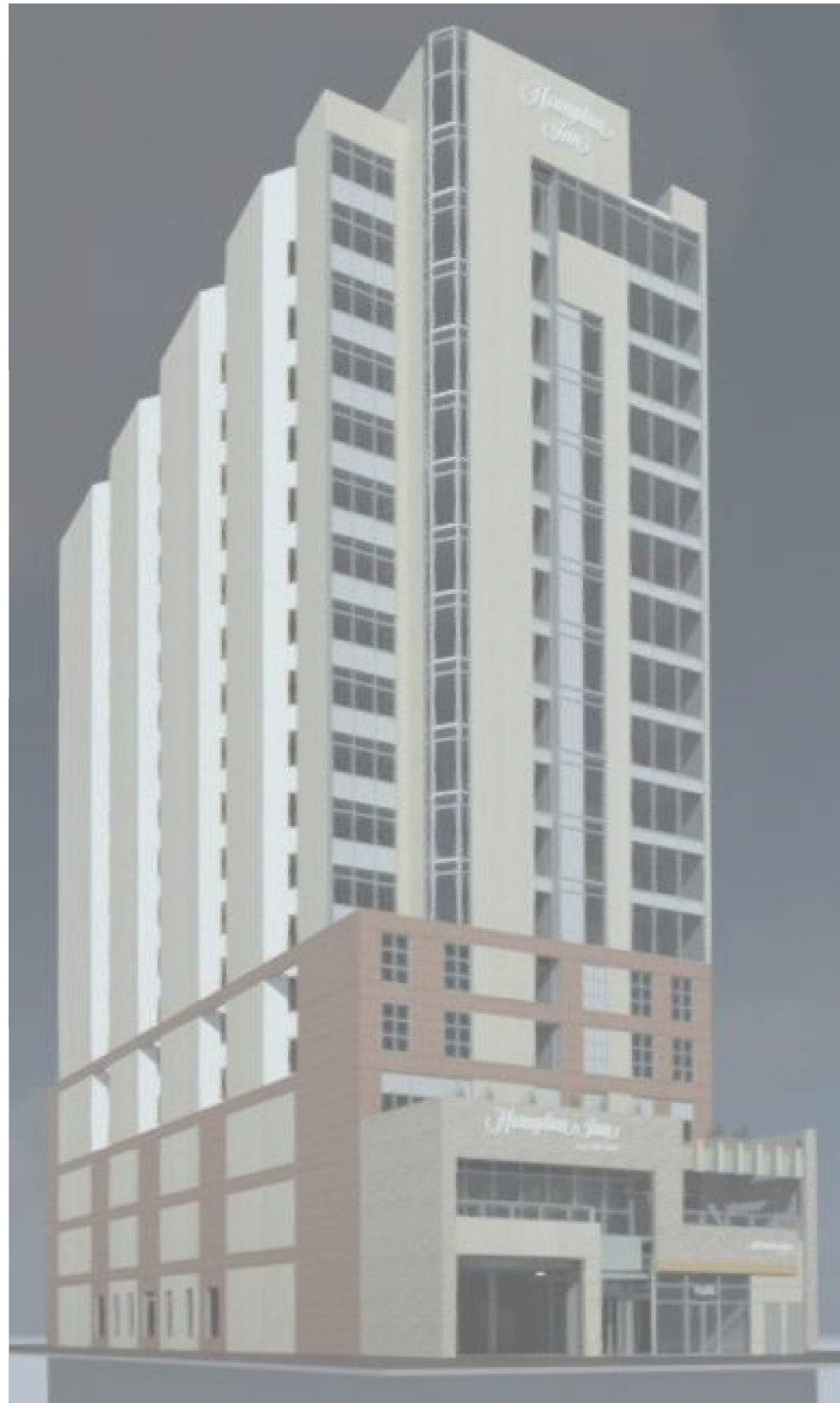
Ontario Land Surveyors Job No. 18416-17 Registered L20 PL 42482 Q F2 FS



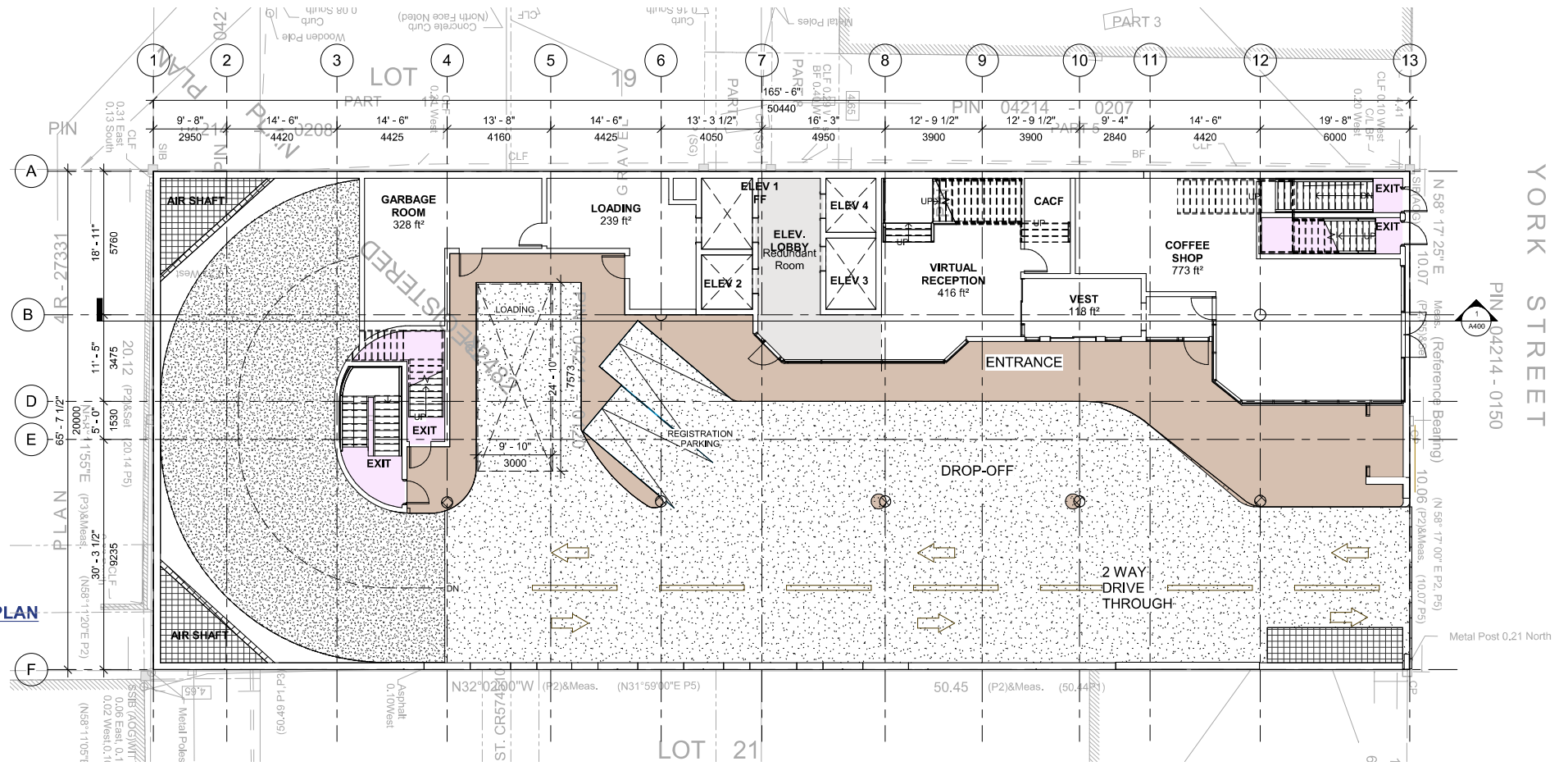
Schedule 74 to Zoning By-law 2008-250

17 STOREY HAMPTON INN HOTEL					
GROSS FLOOR AREA		PER FLOOR		TOTAL	
FLOOR	SM	SQFT	# OF STOREYS	SM	SQFT
GROUND	307.4	3,309	1	307.4	3,309
2ND	931.3	9,098	1	931.3	10,024
3RD	887.1	9,549	1	887.1	9,549
4TH-5TH	845.2	9,098	2	1,690.4	18,195
6TH-17TH	832.5	8,961	12	9,990.0	107,531
MECH. PENTH.	332.5	3,579	1	332.5	3,579
P1-P2	1,015.0	10,925	2	2,030.0	21,851
P3	914.0	9,838	1	914.0	9,838
TOTAL GFA				17,082.7	183,877

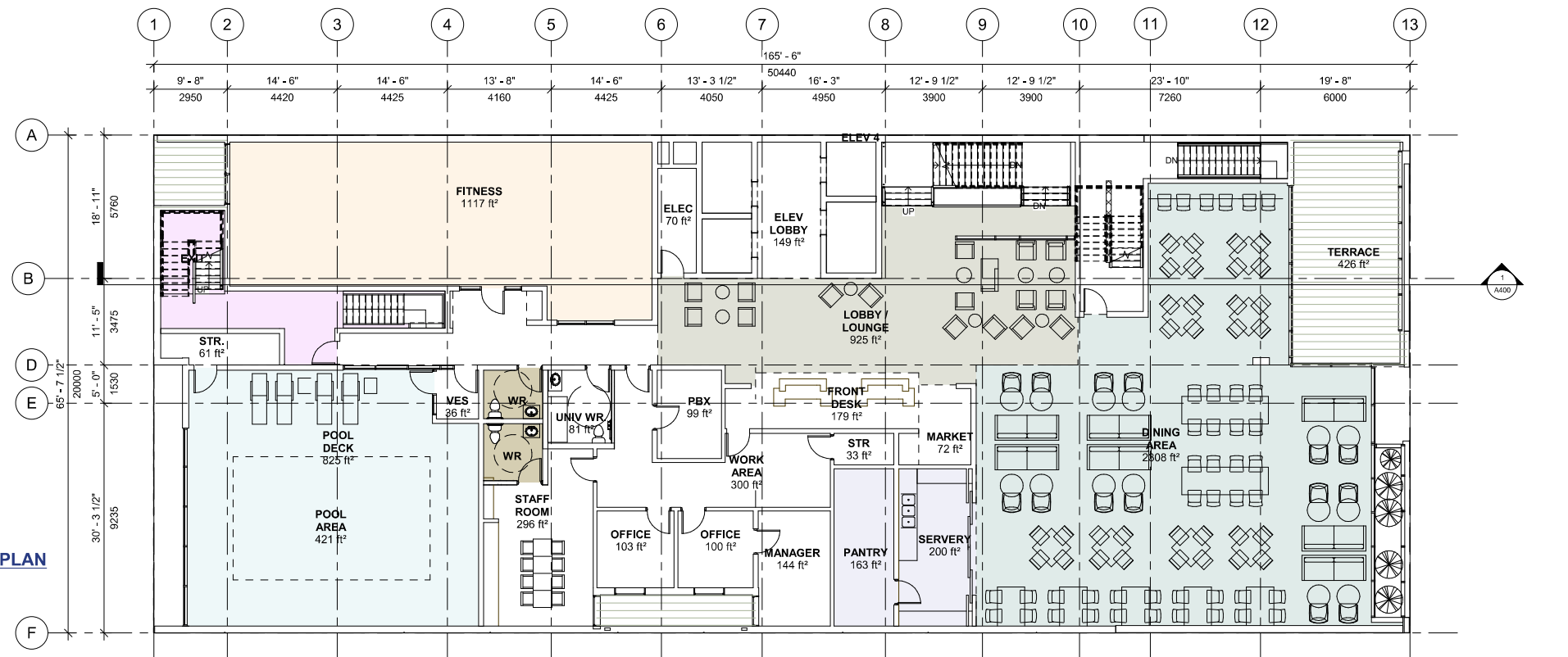
GFA PER OCCUPANCY	RETAIL		COMMON AREAS/		MEETING SPACE		GUEST SUITES		MECH/SERVICE/STORAGE/VERT.		U/G GARAGE	
	SM	SQFT	SM	SQFT	SM	SQFT	SM	SQFT	SM	SQFT	SM	SQFT
GROUND	76.5	823.4	81.6	878.3					149.3	1607.1		
2ND			650.6	7003.0					280.7	3021.4		
3RD			284.0	3057.0	384.2	4135.5			218.9	2356.2		
4TH-5TH			200.0	2152.8			1272.0	13691.7	218.4	2350.8		
6TH-17TH			1200.0	12916.7			7640.4	82240.6	1149.6	12374.2		
MECH. PENTH.									332.5	3579.0		
P1-P2			23.1	248.6					156.0	1679.2	1850.9	19922.9
P3			17.6	189.4					185.2	1993.5	711.2	7655.3
TOTAL GFA	76.5	823.4	2456.9	26445.9	384.2	4135.5	8912.4	95932.3	2690.6	28961.4	2562.1	27578.2



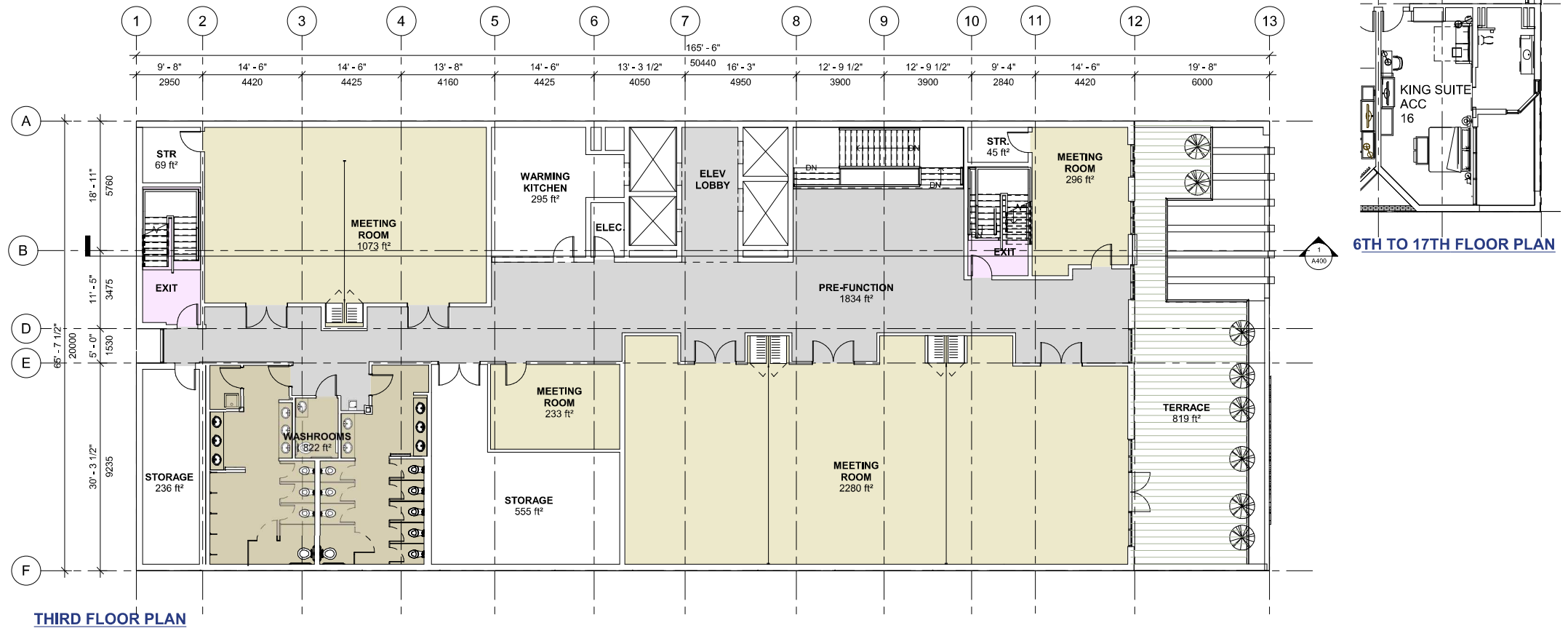
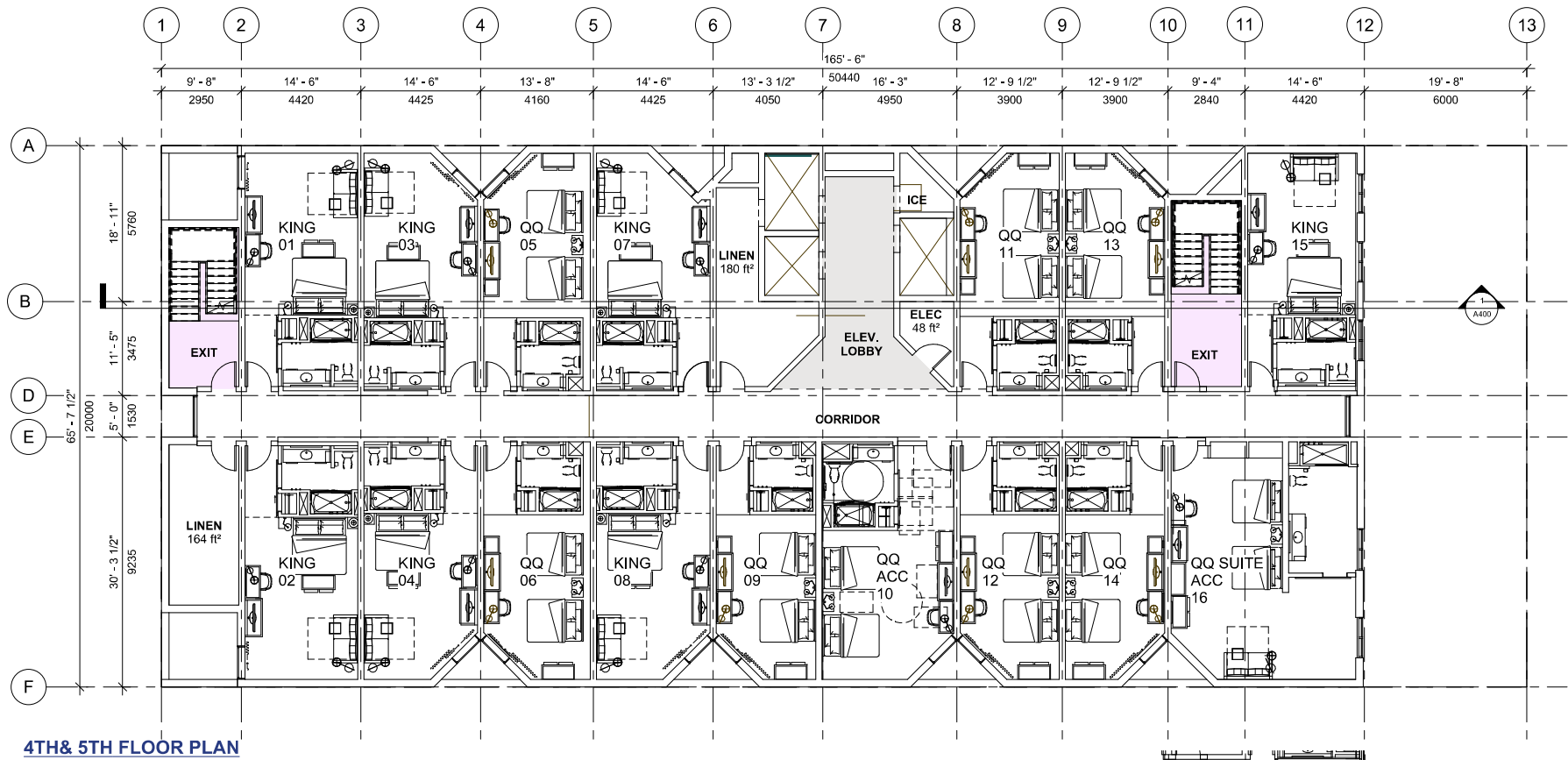
GROUND FLOOR PLAN



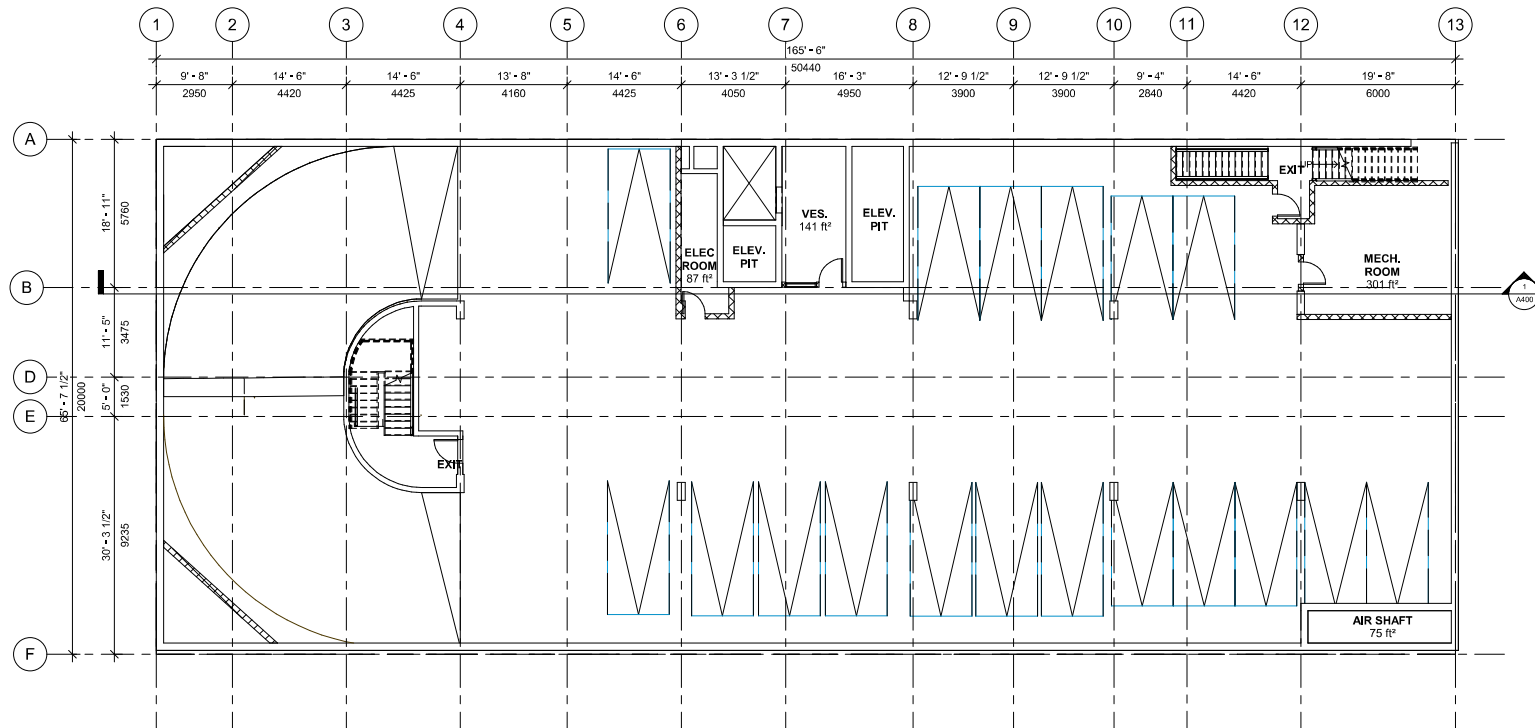
SECOND FLOOR PLAN



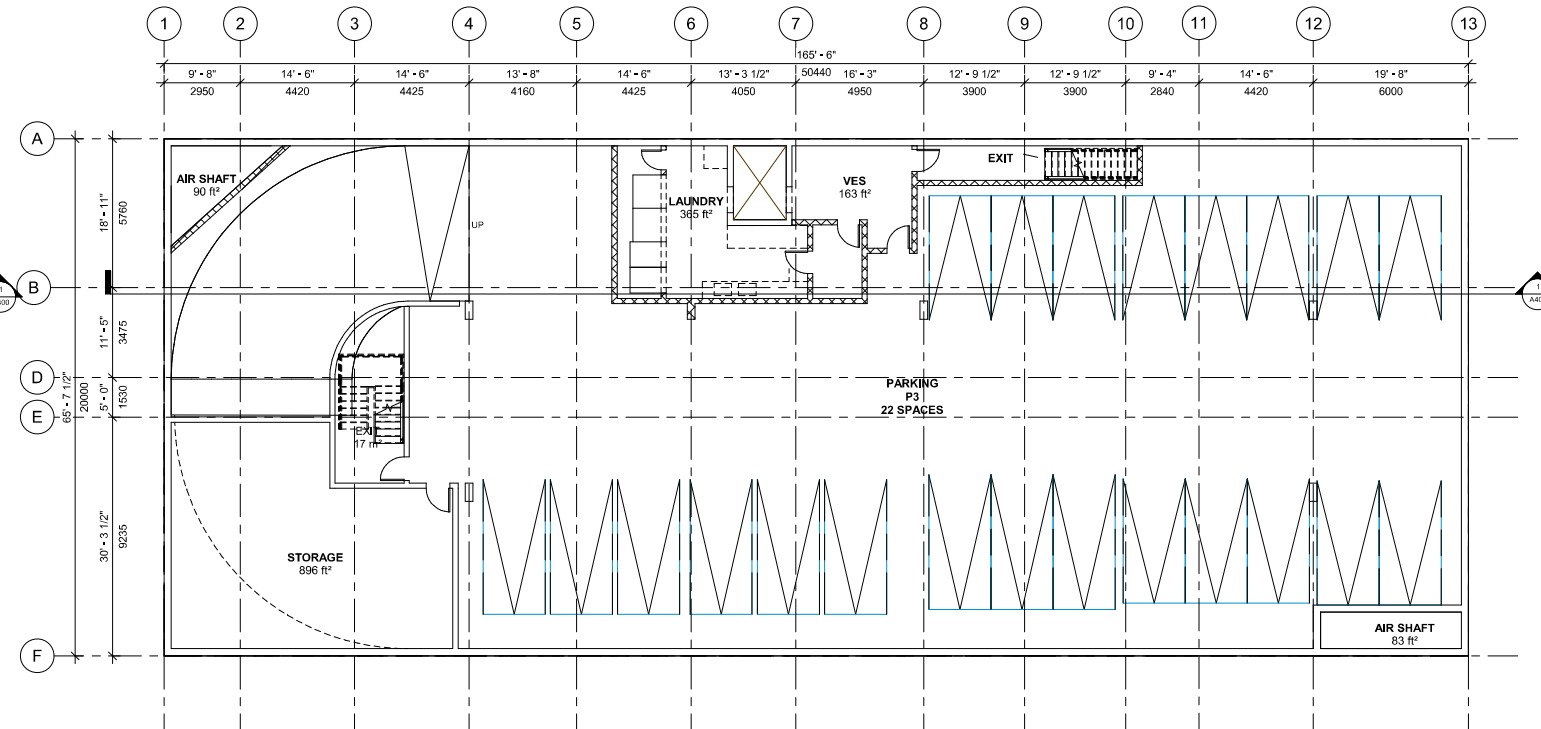
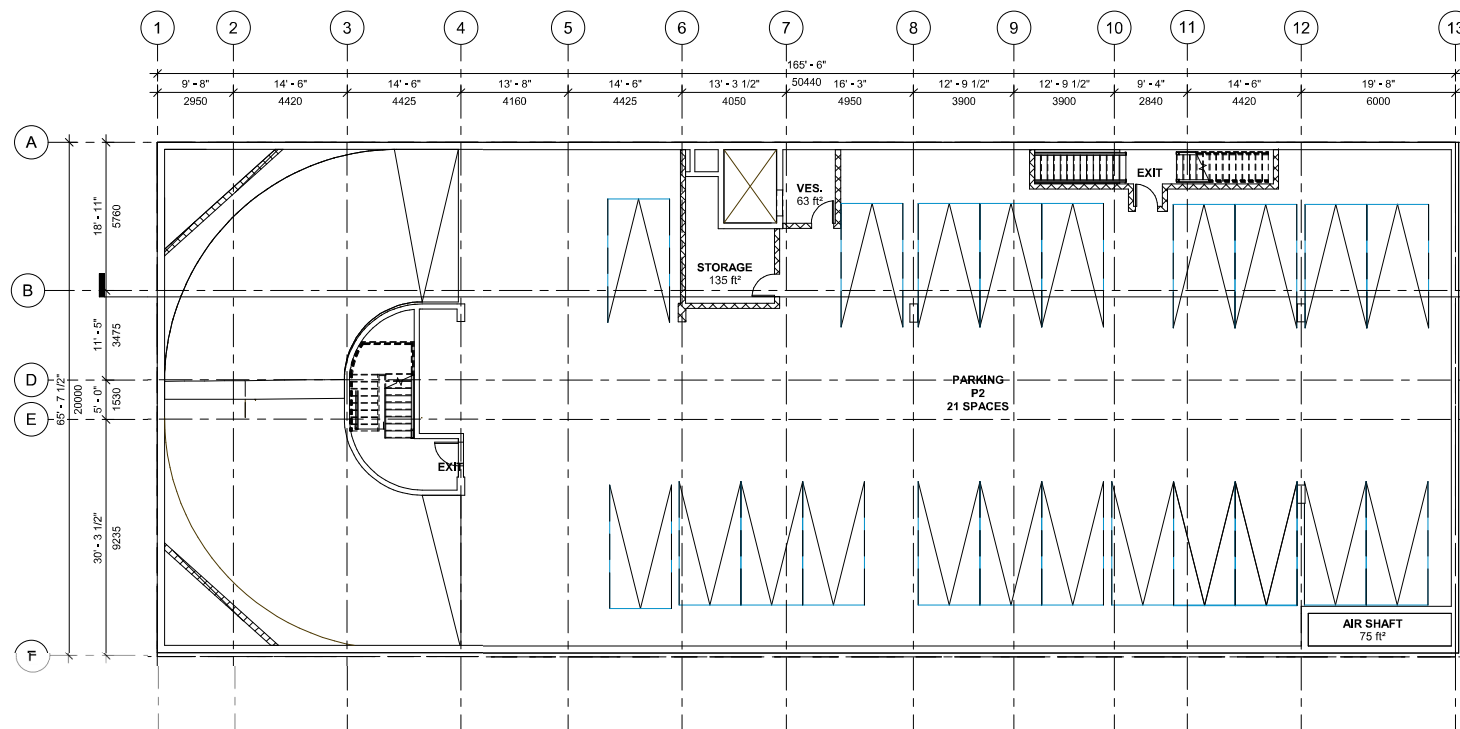
BUILDING HEIGHT & ROOM STATISTICS												
FLOOR	HT (ft)	HT (m)	KING	KING SUITE	QQ	KING ACC	KING SUITE ACC	QQ ACC	QQ SUITE ACC	RMS	SM	SF
1	16.40	5.00	0	0	0	0	0	0	0			
2	12.80	3.90	0	0	0	0	0	0	0			
3	13.45	4.10	0	0	0	0	0	0	0			
4	9.84	3.00	7	0	7	1	0	0	1	16	845.2	9,098
5	9.84	3.00	7	0	7	1	0	0	1	16	845.2	9,098
6	9.84	3.00	7	0	7	1	1	0	0	16	832.5	8,961
7	9.84	3.00	7	0	7	1	1	0	0	16	832.5	8,961
8	9.84	3.00	7	0	7	1	1	0	0	16	832.5	8,961
9	9.84	3.00	7	0	7	1	1	0	0	16	832.5	8,961
10	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
11	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
12	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
13	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
14	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
15	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
16	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
17	10.50	3.20	7	1	7	0	0	1	0	16	832.5	8,961
MECH.PENTH.	14.44	4.40										
SUB-T	195.54	59.60	98	8	98	6	4	8	2	224	11,680	125,726.8
						2.7%	1.8%	3.6%	0.9%			
FLOORS ABOVE GRADE						8.9%				RATIO	52.1	561.3

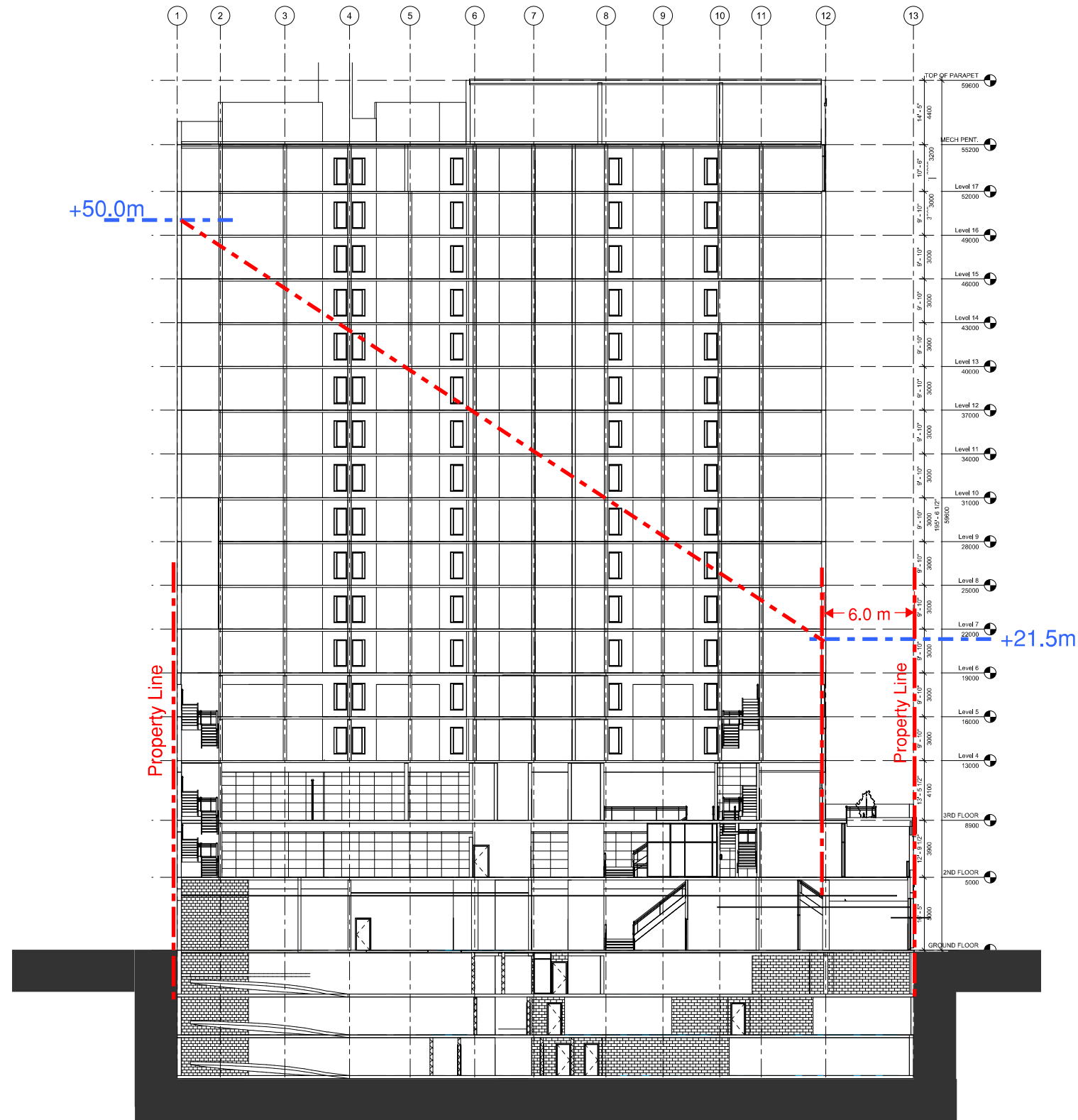


THIRD FLOOR PLAN



PARKING PROVIDED FOR 26 STOREYS OPTION			
	B.F.	STANDARD	TOTAL
GROUND LEVEL	0	2	2
P1 UNDERGROUND PARKING LEVEL	1	17	18
P2 UNDERGROUND PARKING LEVEL	1	20	21
P3 UNDERGROUND PARKING LEVEL	1	21	22
TOTAL PARKING	3	60	63
PARKING RATIO	0.28 SPOT/ GUESTROOM		
LOADING			1





BUILDING HEIGHT & ROOM STATISTICS												
FLOOR	HT (ft)	HT (m)	KING	KING SUITE	QQ	KING ACC	KING SUITE ACC	QQ ACC	QQ SUITE ACC	RMS	SM	SF
1	16.40	5.00	0	0	0	0	0	0	0			
2	12.80	3.90	0	0	0	0	0	0	0			
3	13.45	4.10	0	0	0	0	0	0	0			
4	9.84	3.00	7	0	7	1	0	0	1	16	845.2	9,098
5	9.84	3.00	7	0	7	1	0	0	1	16	845.2	9,098
6	9.84	3.00	7	0	7	1	1	0	0	16	832.5	8,961
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10	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
11	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
12	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
13	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
14	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
15	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
16	9.84	3.00	7	1	7	0	0	1	0	16	832.5	8,961
17	10.50	3.20	7	1	7	0	0	1	0	16	832.5	8,961
MECH. PENTH.	14.44	4.40										
SUB-T	195.54	59.60	98	8	98	6	4	8	2	224	11,680	125,726.8
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LOADING			1

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TOTAL GFA	17,082.7	183,877			

FLOOR	RETAIL		COMMON AREAS/		MEETING SPACE		GUEST SUITES		MECH/SERVICE/ STORAGE/VERT.		U/G GARAGE	
	SM	SQFT	SM	SQFT	SM	SQFT	SM	SQFT	SM	SQFT	SM	SQFT
GROUND	76.5	823.4	81.6	878.3					149.3	1607.1		
2ND			650.6	7003.0					280.7	3021.4		
3RD			284.0	3057.0	384.2	4135.5			218.9	2356.2		
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PROPOSED DEVELOPMENT
HOTEL - HAMPTON INN BY HILTON
116 YORK STREET, OTTAWA, ON.

SECTION & STATISTICS

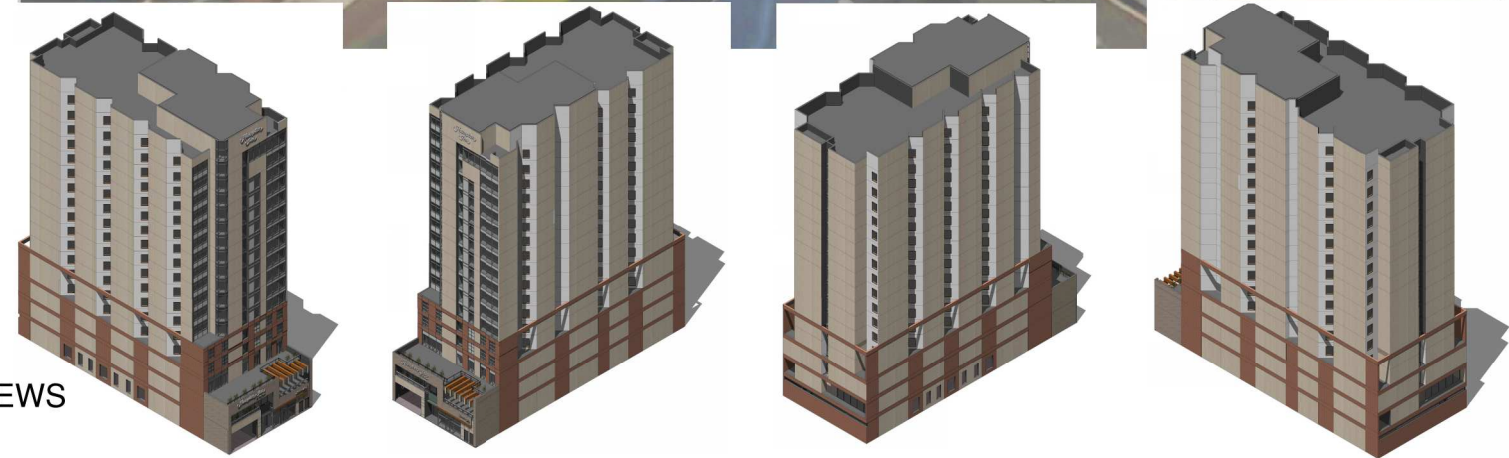
BY : API & SAI FOR
BAYVIEW HOSPITALITY GROUP



* BASE PICTURES ARE TAKEN FROM THE CITY OF OTTAWA WEBSITE AND GOOGLE EARTH



STREET VIEW FROM YORK ST & DALHOUSIE ST. INTERSECTION

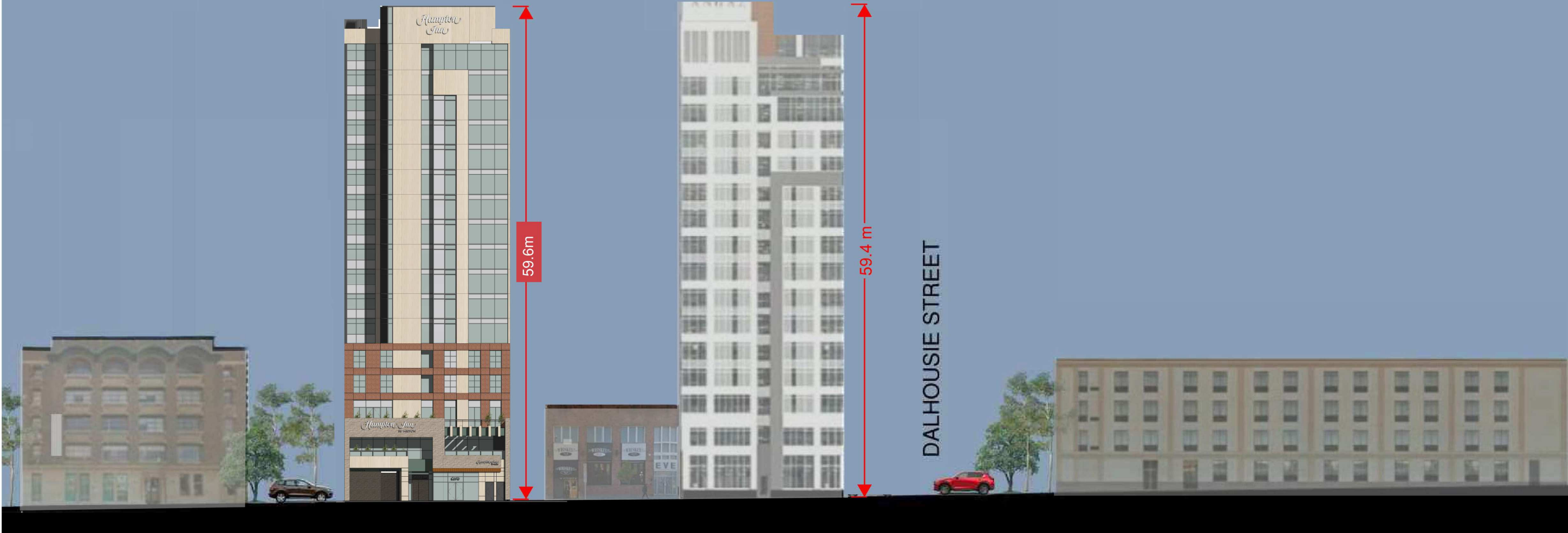


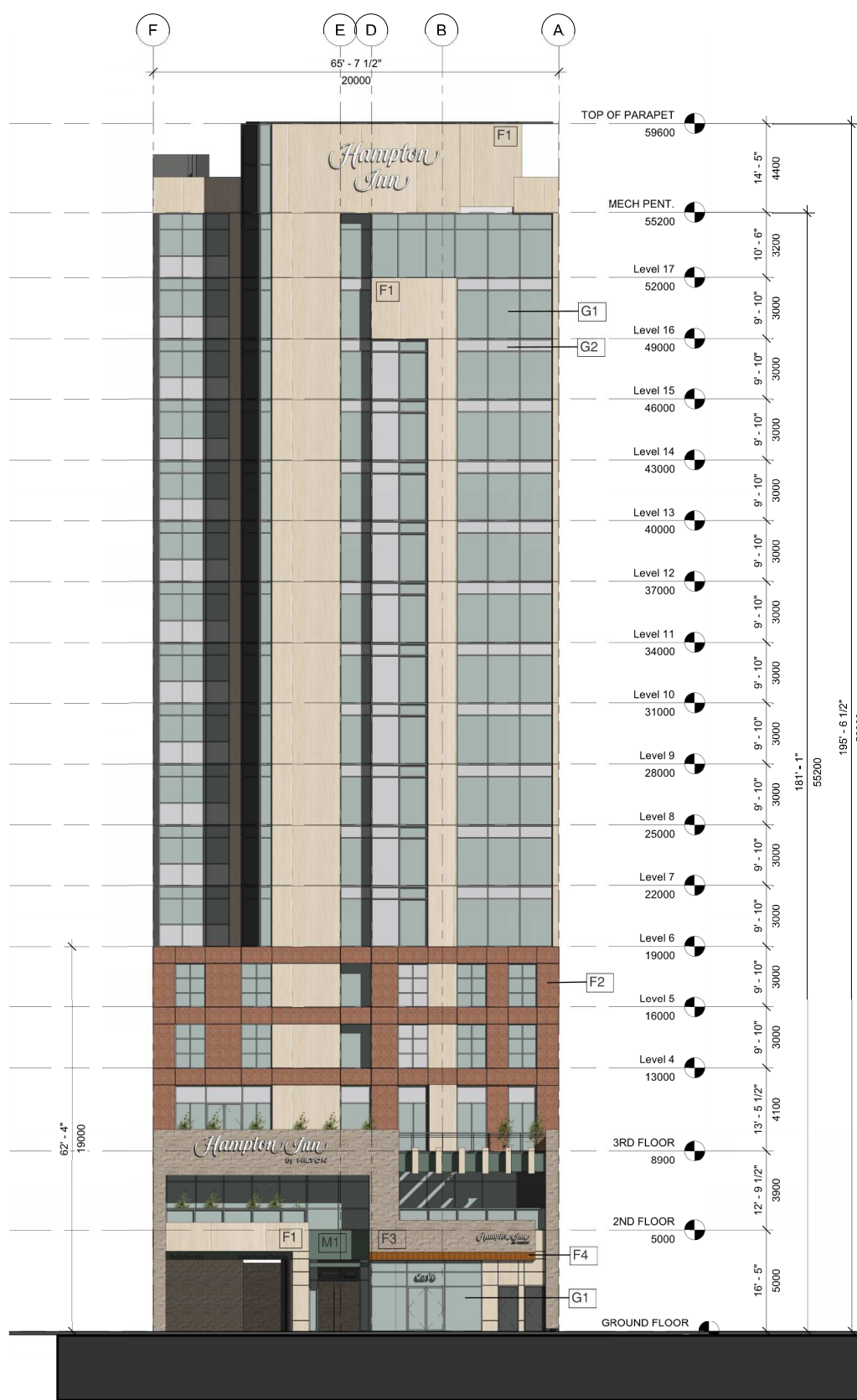
ISOMETRIC VIEWS

* BASE PICTURES ARE TAKEN FROM THE CITY OF OTTAWA WEBSITE AND GOOGLE EARTH

PROPOSED HOTEL @
116 YORK STREET,
BUILDING HEIGHT:
55.2m T.O. 17 TH FLOOR
59.6m T.O. MECH. PENTH.
17 STOREY

EXISTING
ANdAZ HOTEL
59.4m T.O
MECH.
PENTH.





YORK STREET ELEVATION
(NORTH WEST)

FINISHES LEGEND

- G1 TINTED VISION GLASS
- G2 SPANDREL GLASS
- F1 PREFAB. PANEL, BEIGE COLOR, SANDSTONE TEXTURE
- F2 BRICK, BROWNISH COLOR
- F3 NATURAL STONE, GREY COLOR
- F4 STONE, BROWNISH COLOR
- F5 PREFAB. PANEL, WHITE COLOR, SMOOTH TEXTURE
- M1 RUSTIC DARK BRONZE FINISH



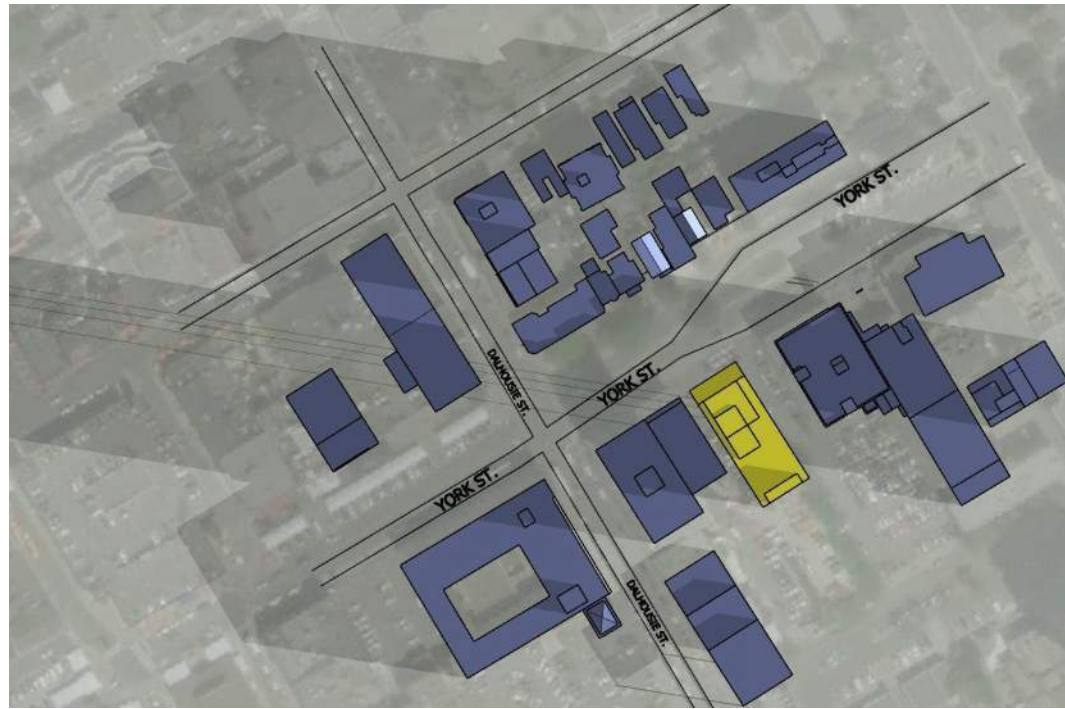
NORTH EAST
ELEVATION



SOUTH EAST ELEVATION

SOUTH WEST ELEVATION





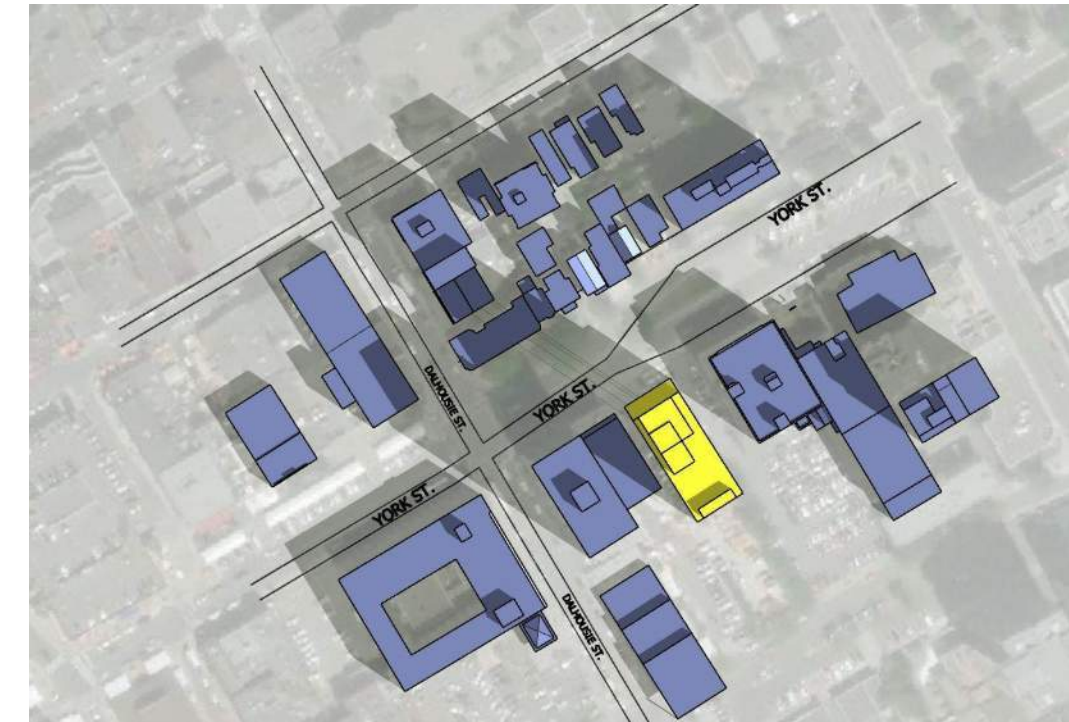
Daylight Saving Time

March 21st. 8:00 am*



Daylight Saving Time

March 21st. 9:00 am*



Daylight Saving Time

March 21st. 10:00 am*



Daylight Saving Time

March 21st. 11:00 am*



Daylight Saving Time

March 21st. 12:00 pm*



Daylight Saving Time

March 21st. 1:00 pm*

SUN STUDY - MARCH



PROPOSED DEVELOPMENT
HOTEL - HAMPTON INN BY HILTON
116 YORK STREET, OTTAWA, ON.





Daylight Saving Time

March 21st. 2:00 pm*



Daylight Saving Time

March 21st. 3:00 pm*



Daylight Saving Time

March 21st. 4:00 pm*



Daylight Saving Time

March 21st. 5:00 pm*



Daylight Saving Time

March 21st. 6:00 pm*

SUN STUDY - MARCH



* Daylight Saving Time

June 21st 9:00 am*



* Daylight Saving Time

June 21st 3:00 pm*



* Daylight Saving Time

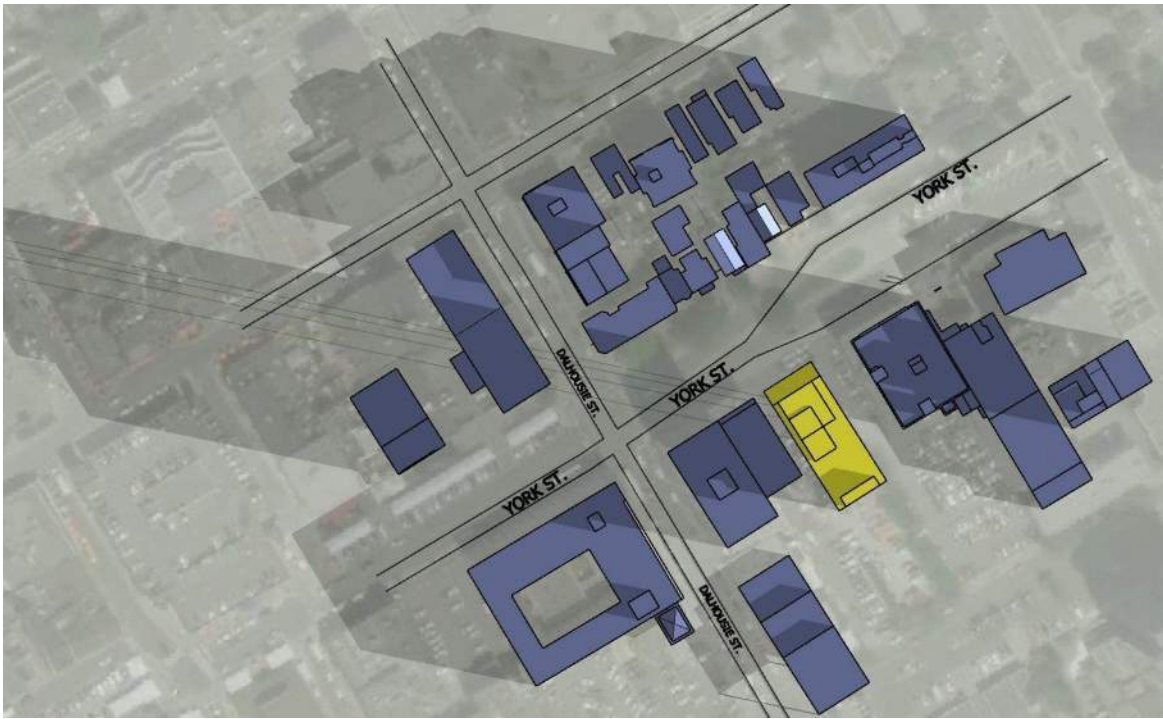
June 21st 12:00 pm*



* Daylight Saving Time

June 21st 6:00 pm*

SUN STUDY - JUNE



Daylight Saving Time

Sep. 21st. 8:00 am*



Daylight Saving Time

Sep. 21st. 9:00 am*



Daylight Saving Time

Sep. 21st. 10:00 am*



Daylight Saving Time

Sep. 21st. 11:00 am*



Daylight Saving Time

Sep. 21st. 12:00 pm*



Daylight Saving Time

Sep. 21st. 1:00 pm*

SUN STUDY - SEPTEMBER



PROPOSED DEVELOPMENT
HOTEL - HAMPTON INN BY HILTON
116 YORK STREET, OTTAWA, ON.

BY : API & SAI FOR
BAYVIEW HOSPITALITY GROUP





Daylight Saving Time

Sep. 21st. 2:00 pm*



Daylight Saving Time

Sep. 21st. 3:00 pm*



Daylight Saving Time

Sep. 21st. 4:00 pm*



Daylight Saving Time

Sep. 21st. 5:00 pm*



Daylight Saving Time

Sep. 21st. 6:00 pm*

SUN STUDY - SEPTEMBER



PROPOSED DEVELOPMENT
HOTEL - HAMPTON INN BY HILTON
116 YORK STREET, OTTAWA, ON.





December 21st 9:00 am



December 21st 3:00 pm



December 21st 12:00 pm



December 21st 6:00 pm

SUN STUDY - DECEMBER