

Zoning Confirmation Report

110 & 116 York Street

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Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------|---|---------------------------|---|
| Review Date | 2025-03-21 | Official Plan Designation | Special District – ByWard Market |
| Municipal Address(es) | 110, 116 York Street | Legal Description | Part of Lots 19 and 20 Registered Plan 42482 |
| Scope of Work | Official Plan Amendment / Zoning By-law Amendment / Site Plan Control | | |
| Existing Zoning Code | MD2[2919] S489 MD2[113] S74 | By-law Number | 2008-250 |
| Schedule 1 / 1A Area | Area A – Sch. 1 Area Z – Sch. 1A | Overlays Applicable | Mature Neighbourhoods Overlay Heritage Overlay |

| B. Zoning Review | | | |
|--|---|---|-----------------|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. | | | |
| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | MD2[XXXX] | | |
| Principal Land Use(s) | Hotel | Hotel | Y |
| Lot Width S. 193 | No minimum | 40.47m | Y |
| Lot Area S. 193 | No minimum | 1,536.6m ² | Y |
| Maximum Front Yard Setback S.194(2)(d) | 1 metre | 0.03m | Y |
| Minimum Stepback from Front Lot Line Sch. 489 | 9m | 10m | Y |
| Minimum Stepback from Rear Lot Line S.77 | 10m | 9.8m | N |
| Interior Side Yard Setback S. 193 | No minimum | West lot line - 0m (connected to adjacent hotel) East lot line - 0.48m | Y |
| Rear Yard Setback S. 193 | No minimum | ±5.5m | Y |
| Lot Coverage Floor Space Index (F.S.I.) S.193 | Not applicable unless otherwise shown. | N/A | N/A |

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|---|--|--|------------------------|
| Maximum Building Height S.193 Sch. 74 & 489 | Per schedules 74 & 489: / For the first 9m from the front and rear lot lines - 12m / Otherwise - 52m | Podium – 12.6m Tower – 54.3m | N |
| Projections into Height Limit S. 64 Exception [2919] | Per Exception 2919, mechanical and service equipment penthouse, elevator or stairwell penthouse, landscaped areas, roof-top gardens and terraces, associated safety guards and access structures are permitted to project above the height limit in Schedule 489. | Mechanical and service equipment contained in penthouse | Y |
| Required Parking Spaces Area Z in Schedule 1A S. 101 Exception [113] & [2919] | Per Section 101(2) and Schedule 1A, no parking is required Per Exception [113] - Parking is required only for the permitted commercial uses Per Exception [2919] - Provided parking spaces, loading spaces, bicycle parking spaces and access on abutting properties may be counted towards the requirements on this lot. | 143 spaces Per recent Site Plan Revision Application (D07-12-24-0116) the underground parking garage is combined with the corresponding development at 137, 141 George Street, (includes 321, 325 Dalhousie). The parking provision summary for the garage is as follows: Total: 307 spaces 141 George: 164 spaces 110 York: 143 spaces Residential: 147 spaces Visitor: 25 spaces Hotel: 134 spaces* *George St commercial/ office parking combined with hotel parking | Y |
| Size of Parking Space S. 105 & 106 | Standard Size: 2.6 x 5.2 m | 2.6 x 5.2 m | Y |
| | Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space | Reduced spaces are identified | Y |

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|--|--|--|-----------------|
| | / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres. | | |
| Minimum Driveway Width S. 107 | 6m for a double traffic lane | 6m | Y |
| Minimum Aisle Width S. 107 | 6.7m for angled parking at 90 degrees | 6m | N |
| Location of Parking S. 109 S.193(6) Exception [2919] | All parking spaces, whether principal, accessory, required or provided must be located in a parking garage. Does not apply per exception [2919] (110 York) | All parking spaces are in the parking garage | Y |
| Refuse Collection S. 110 | All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: (a) located at least 9.0 metres from a lot line abutting a public street; (b) located at least 3.0 metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2.0 metres. | Located inside the building | Y |
| Bicycle Parking Rates S. 111 | Hotel: 1 per 1,000m ² of GFA 7,191m ² GFA = 8 bicycle parking spaces | 9 spaces provided | Y |
| Other applicable relevant Provision(s) | | | |
| Bicycle Parking Aisle Dimension S. 111(9) | Minimum width 1.5m | ≥1.5m | Y |
| Ground Floor Frontage S. 194(2) Exception [2919] | Per Exception [2919] – For the purposes of Section 194(2)(a), a hotel lobby may be included in the calculation of ground floor frontage. | 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 | Y |

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| | Table 194A does not apply. Provisions for York St east of Dalhousie apply to north side of the street. | access to other floors does not exceed 50% of ground floor gross area. | |
| Minimum width of landscaped area S. 193 | 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. | Any yard provided (rear yard) is used for required loading space, aisles, driveway. Is covered with hard landscaping | Y |
| Provisions for buildings 10 storeys and higher S. 77(3) Area A of Schedule 402 | / minimum lot area for a corner lot: 1150 m ² / minimum lot area for an interior lot: 1350 m ² / minimum interior side and rear yard setback for a tower: 10 m / minimum separation distance between towers on the same lot: 20 m | / Lot area 1,536.6 m ² / Tower setback: o 7 m from interior lot line o 9.8 m from rear lot line / Only one tower on the lot | Y N Y |
| Outdoor Storage S.193(5) | Not permitted | None | Y |
| Heritage Overlay S. 60 Exception [2919] | Does not apply per exception [2919] (110 York) | No existing building on 116 York St lot as of April 19, 1978. Underlying zone provisions apply. | Y |
| Minimum Loading Space Dimension Exception [2919] S.113 | Width: 3.3 m Parallel Length: 9 m | 3.3 m 9 m | Y |
| Minimum Number of Loading Spaces Table 113A (d) | GFA 5000 to 9999m ² – 2 spaces | 2 spaces | Y |

| By-law Requirement | Requirement | Proposed |
|---|--|--|
| Maximum Building Height Schedules 74 & 489 | As per new Height Schedule: / For the first 9m from the front and rear lot lines - 12m / Otherwise - 52m | Podium – 12.6m Tower – 54.93m |
| Minimum Aisle Width S. 107 | 6.7m | 6m |
| Provisions for buildings 10 storeys and higher S. 77(3) | / minimum lot area for a corner lot: 1150 m ² / minimum lot area for an interior lot: 1350 m ² / minimum interior side and rear yard setback for a tower: 10 m minimum separation distance between towers on the same lot: 20 m | / Lot area 1,536.6 m ² / Tower setback: o 7 m from interior lot line o 9.8 m from rear lot line Only one tower on the lot |
| Heritage Overlay S. 60 | Does not apply per exception [2919] (110 York) | No existing building on 116 York St lot as of April 19, 1978. Underlying zone provisions apply. |

Conclusion

We trust that this information is satisfactory.

Sincerely,



Jaime Posen, RPP MCIP
Principal



Genessa Bates, M.Pl.
Planner