

**Subject: Official Plan Amendment and Zoning By-law Amendment – 110 and  
116 York Street and Part of 137 George Street**

**File Number: ACS2026-PDB-PSX-0014**

**Report to Planning and Housing Committee on 18 February 2026**

**and Council 25 February 2026**

**Submitted on February 11, 2026 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Ann O'Connor, Planner III, Development Review Central**

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**Ward: Rideau-Vanier (12)**

**Objet : Modification du Plan officiel et du Règlement de Zonage pour 100 et  
116, rue York et une partie du 137, rue George**

**Dossier : ACS2026-PDB-PSX-0014**

**Rapport au Comité de la planification et du logement**

**le 18 février 2026**

**et au Conseil le 25 février 2026**

**Soumis le 11 février 2026 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource : Ann O'Connor, Urbaniste III, Examen des demandes  
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**Quartier : Rideau-Vanier (12)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council:
  - a. approve an amendment to the Official Plan, Volume 2C, for 110 and 116 York Street and Part of 137 George Street, as shown in Document 1, for increased building heights as detailed in Document 2.
  - b. approve an amendment to Zoning By-law 2008-250 for 110 and 116 York Street and Part of 137 George Street, as shown in Document 1, to permit a 17-storey hotel addition, as detailed in Documents 3 and 4.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of February 25, 2026," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande ce qui suit au Conseil:
  - a. Approuver une modification du Plan officiel, volume 2C, pour les 110 et 116, rue York, et une partie du 137, rue George, comme indiqué dans le document 1, pour augmenter la hauteur des bâtiments, comme indiqué dans le document 2.
  - b. Approuver une modification du *Règlement de zonage* 2008-250 pour les 110 et 116, rue York, et une partie du 137, rue George, comme indiqué dans le document 1, afin de permettre l'ajout d'un hôtel de 17 étages, comme indiqué dans les documents 3 et 4.
2. Que le Comité de la planification et du logement approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations

**orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi sur l'aménagement du territoire à la réunion du Conseil municipal prévue le 25 février 2026 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

## **EXECUTIVE SUMMARY**

### **Staff Recommendation**

Planning staff recommend approval of the Official Plan Amendment and Zoning By-law Amendment for 110 and 116 York Street and Part of 137 George Street to permit a 17-storey addition to the existing Andaz hotel.

The applicant has requested an Official Plan Amendment to permit a 17-storey building addition to the existing hotel. The Official Plan Amendment seeks to amend Volume 2C to add site-specific policies that allow for additional building height. The proposed site-specific Official Plan policy will provide relief from Section 6.6.1(1)(d), which limits building height to the existing zoning in place at the time of adoption of the Official Plan, unless established through an area-specific policy or secondary plan.

The applicant has also requested a Zoning By-law Amendment to rezone the entirety of the subject site to MD2[2919] S489 – Mixed-Use Downtown, Subzone 2, Exception 2919, Schedule 489. The subject site is currently dual-zoned as shown on Document 3 – Zoning Key Plan. As per Document 4 - Details of Recommended Zoning By-law Amendment, amendments are proposed to the provisions within Exception 2919 and a replacement schedule is proposed to reflect the site-specific proposal. The site-specific exception will address zoning provisions, including: increased maximum building height (by three metres on 110 York Street and part of 137 George Street and by a varied amount, due to the angular plane, on 116 York Street), permitting projections above the maximum building height, reduced minimum loading space width and drive aisle width, reduced eastern interior side yard setback, and relief from the Heritage Overlay. The provisions also permit shared parking requirements on abutting lands and ensure that Schedule 74 and 307 will not apply to the subject site.

### **Applicable Policy**

The proposed 17-storey hotel building adheres to the applicable Provincial and City planning policies. The property is designated Downtown Core Transect and is within the Byward Market Special District. Dalhousie Street is a Minor Corridor and an Existing Collector. The property is also within the Downtown Protected Major Transit Station

Area, an Area of Background Height Control, a Design Priority Area, and the Byward Market Heritage Conservation District.

### **Public Consultation/Input**

Notification and public consultation was undertaken in accordance with the City's Public Notification and Public Consultation Policy. Six residents commented on the proposed development during the review process. The Lowertown Community Association also submitted a comment letter. Document 5 – Consultation Details provides a summary of comments that were received and staff responses. The concerns expressed related to the impact of construction and compliance with the heritage elements of the Byward Market.

## **SYNTHÈSE ADMINISTRATIVE**

### **Recommandation du personnel**

Le personnel des services d'urbanisme recommande d'approuver la modification du Plan officiel et du *Règlement de zonage* pour les 110 et 116, rue York, et une partie du 137, rue George, afin de permettre l'ajout d'un bâtiment de 17 étages à l'hôtel Andaz actuel.

Le requérant a demandé que le Plan officiel soit modifié afin de permettre l'ajout d'un bâtiment de 17 étages à l'hôtel Andaz actuel. La modification du Plan officiel consiste à modifier le volume 2C afin d'ajouter des politiques propres au site qui permettent d'augmenter la hauteur des bâtiments. La politique propre au site proposée dans le Plan officiel prévoit une dérogation aux dispositions de la section 6.6.1 (1) (d) du Plan officiel, qui limite la hauteur des bâtiments au zonage en vigueur au moment de l'adoption du Plan officiel, sauf si une politique propre à la zone ou un Plan secondaire en dispose autrement.

Le requérant a également demandé une modification du Règlement de zonage afin que l'ensemble du site concerné soit redésigné sous MD2 [2 919] S489 — zone d'utilisations polyvalentes de centre-ville, sous-zone 2, exception 2919, annexe 489. Le site en question fait actuellement l'objet d'un double zonage, comme l'indique le document 3 — Plan de zonage. Comme le montre le document 4 — Détails de la modification recommandée au Règlement de zonage, des modifications sont proposées aux dispositions relatives à l'exception 2919, et un tableau de remplacement est proposé afin de tenir compte de la proposition propre au site. La dérogation propre au site portera sur les dispositions de zonage, notamment : l'augmentation de la hauteur maximale des bâtiments (de trois mètres au 110, rue York, et sur une partie du 137, rue George, et d'une hauteur variable, en raison du plan angulaire, au 116, rue York),

l'autorisation de dépassements de la hauteur maximale des bâtiments, la réduction de la largeur minimale des zones de chargement et des allées pour véhicules, le retrait minimal intérieur du côté est et la dispense relative à la surzone du patrimoine. Les dispositions permettent également d'imposer des exigences en matière de stationnement partagé sur les terrains adjacents et garantissent que les annexes 74 et 307 ne s'appliqueraient pas au site en question.

### **Politiques applicables**

Le projet d'hôtel de 17 étages respecte les politiques d'urbanisme provinciales et municipales applicables. La propriété est désignée comme faisant partie du centre-ville et se trouve dans le secteur spécial du marché By. La rue Dalhousie est un couloir mineur et une artère collectrice. La propriété se trouve également dans la zone protégée des grandes stations de transport en commun au centre-ville, une zone de contrôle des hauteurs à l'arrière-plan, un secteur prioritaire de conception et le secteur de conservation du patrimoine du marché By.

### **Consultations publiques et commentaires du public**

Le processus d'envoi d'avis et de consultation du public a été mené conformément à la Politique sur les avis publics de la Ville. Six résidents ont formulé des commentaires sur le projet au cours du processus d'examen. L'Association communautaire de la Basse-ville a également soumis une lettre d'observations. Le document 5 — Détails de la consultation présente un résumé des commentaires reçus et des réponses du personnel. Les préoccupations exprimées portaient sur les répercussions que pourraient avoir les travaux et sur le respect des éléments patrimoniaux du marché By.

### **BACKGROUND**

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### **Site location**

110 and 116 York Street and Part of 137 George Street

### **Owner**

Claridge Homes

## **Applicant**

Fotenn Planning + Design (c/o Jaime Posen and Genessa Bates)

## **Description of site and surroundings**

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 part of 137 George 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 subject site is currently vacant and under construction limited to the excavation and preparation for the 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. 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 to the approval at 137, 141 George Street to permit a shared parking garage, located on 137, 141 George Street as well as 110, 116 York Street.

The surrounding area includes a mix of low- and high-rise commercial, residential and mixed-use buildings. Specifically:

- North: The York Street Right of Way abuts the site to the north. Just north and east of the subject site York Street widens to a 39.0 metre right of way, divided by a central treed boulevard. The north side of York Street is mainly low-rise two to three-storey commercial and residential structures, some with individual heritage designations.
- East: East of the subject site is a 22-storey hotel and apartment building located at 126 York Street and 151 George Street. This property is a through-lot, with frontage on both York Street and George Street. The building has significant step-backs in height from York Street, with most of the tower height located on the southern half of the site, fronting George Street. The building is also setback 13.0 metres and 8.5 metres from the shared property line with 116 York Street. There is an approximately 5.0 metre wide Public Access Easement across a pedestrian connection that runs from York Street through to George Street, along the property line that abuts 116 York Street.
- South: The properties west and south of the subject site are currently owned by the same property owner (Claridge). Abutting the subject site to the south is 137,

141 George Street, which is currently undergoing construction for a 22-storey residential building.

- West: To the west of the subject site is 321, 325 Dalhousie Street, which is a corner lot occupied by the existing 17-storey Andaz Hotel. The proposed building will be an addition to this existing hotel.

### **Summary of proposed development**

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.

The subject site is within the Byward Market Heritage Conservation District (HCD). A related heritage application (File No. D09-04-25-0038) has also been submitted and is anticipated to go to Built Heritage Committee on February 10, 2026.

### **Brief history**

On November 22, 2023, Council approved a Zoning By-law Amendment, submitted by Claridge Homes, for a 16-storey addition to the existing Andaz, located on just 110 York Street (File No. D02-02-18-0038). This decision was appealed in December 2023 by Bayview Ottawa Holdings Ltd. (the former Owners of the adjacent property at 116 York Street). In March 2024, the appeal was withdrawn. Since the 2023 rezoning approval for 110 York Street, Claridge Homes purchased 116 York Street. As such, Claridge Homes is now seeking to expand the proposed hotel addition to be on both 110 and 116 York Street.

On November 19, 2025, City Staff approved a Site Plan Control Revision application (D07-12-24-0116) to permit a four-level underground parking garage located at 137, 141 George Street and 110, 116 York Street. A three-level parking garage had previously been approved on 137, 141 George Street and the application sought to extend the boundary of the parking garage to be on 110 and 116 York Street and add a fourth level of parking. This underground parking garage is intended to be a shared parking garage for uses located on 321, 325 Dalhousie Street, 137, 141 George Street, and 110, 116 York Street properties. The parking garage is located on 137, 141 George Street, and 110, 116 York Street.

On November 14, 2024, City Staff approved a Part Lot Control application (D07-08-23-0036) for 137, 141 George Street, 110, 116 York Street, and 321, 325 Dalhousie Street. The purpose of the Part Lot Control application was to permit a stratified severance of lands within the subject site to allow for the transfer of the lands

and transfer of easements. This stratified severance addresses the shared four-level underground parking garage that serves the George Street residential building, the Andaz hotel, and the York Street Andaz hotel addition. The plan is stratified as the George Street property is to own the parking garage, which will be partially located under the Andaz hotel addition on York Street. Easements will be established to allow for the users of the Andaz hotel property to access the parking garage (owned by George Street properties) and to allow both the George Street and York Street properties to access the underground parking garage from a parcel of land fronting Dalhousie Street

### **Summary of requested Official Plan Amendment**

The applicant has requested an Official Plan Amendment to permit a 17-storey building addition to the existing Andaz hotel. The Official Plan Amendment seeks to amend Volume 2C to add site-specific policies that allow for additional building height. The proposed site-specific policy will provide relief from Official Plan Section 6.6.1(1)(d), which limits building height to the existing zoning in place at the time of adoption of the Official Plan, unless it is established through an area-specific policy or secondary plan. The subject property is within the Byward Market Special District and is not subject to any Secondary Plan. The proposal is to permit a podium height of 13.0 metres (three storeys) and a tower height of 55.0 metres (17 storeys).

### **Summary of requested Zoning By-law Amendment**

The applicant has also requested a Zoning By-law Amendment to rezone the entirety of the subject site to MD2[2919] S489 – Mixed-Use Downtown, Subzone 2, Exception 2919, Schedule 489. The subject site is currently dual-zoned, as shown on Document 3 – Zoning Key Plan. The zoning proposed for the entire subject site (MD2[2919] S489) is the zone currently in place for 110 York Street and Part of 137 George Street; however, as per Document 4 - Details of Recommended Zoning By-law Amendment, amendments are proposed to the provisions within Exception 2919 and a replacement schedule is proposed to reflect the site-specific proposal. The property at 116 York Street is currently zoned MD2[113] S74 – Mixed-Use Downtown, Subzone 2, Exception 113, Schedule 74.

As detailed in Document 3 – Details of Recommended Zoning By-law Amendment, the requested Zoning By-law amendment is to:

- Increase maximum permitted height by 3.0 metres on 110 York Street and 137 George Street (from 52.0 metres to 55.0 metres) and by a varied amount on 116 York Street (that is currently subject to an angular plane that goes from 21.5 metres to 50.0 metres at the rear);

- Reduce eastern interior side yard setback for tower by 0.5 metres (from 7.5 metres to 7.0 metres);
- Allow for shared parking requirements on abutting properties;
- Allow for permitted projections, such as a mechanical and service equipment penthouse, beyond the new zoning schedule;
- Reduce minimum width of a loading space by 0.2 metres (from 3.5 metres to 3.3 metres);
- Reduce minimum width of a drive aisle by 0.7 metres (from 6.7 metres to 6.0 metres);
- Remove heritage overlay; and
- Ensure Schedule 74 and Schedule 307 do not apply.

## **DISCUSSION**

### **Public Consultation**

Notification and public consultation was undertaken in accordance with the City's Public Notification and Public Consultation Policy. Six residents commented on the proposed development during the review process. The Lowertown Community Association also submitted a comment letter. Document 5 – Consultation Details provides a summary of comments that were received and staff responses. The concerns expressed related to the impact of construction and compliance with the heritage elements of the ByWard Market.

### **Official Plan designation(s) and policies**

The site is subject to the following applicable Official Plan designations and policies:

- Downtown Core Transect (OP, Schedule A – Transect Policy Areas)
- Byward Market Special District and Dalhousie Street is a Minor Corridor (OP, Schedule B1 – Downtown Core Transect)
- Downtown – Protected Major Transit Station Area (OP, Schedule C1 – Protected Major Transit Station Areas (PMTSA))
- Dalhousie Street is a Transit Priority Corridor (OP, Schedule C2 – Transit Network – Ultimate)

- Dalhousie Street is an Existing Collector (OP, Schedule C5 – Downtown Core Road Network)
- Area of Background Height Control (OP, Schedule C6-A – Views, Viewsheds and View Sequences of the Parliament Buildings and other National Symbols)
- Design Priority Area (OP, Schedule C7-A – Design Priority Areas – Urban)
- Metropolitan Downtown Core (OP, Annex 1 – Metropolitan Downtown Core)
- Byward Market Heritage Conservation District (OP, Annex 3 – Heritage Conservation Districts)

### **Other applicable policies and guidelines**

- The property is within the study area of the Byward Market Public Realm Plan
- The proposal is subject to the Urban Design Guidelines for High-rise Buildings

### **Heritage**

Since the addition is located within the ByWard Market Heritage Conservation District (HCD), a concurrent application (D09-04-25-0038) under the *Ontario Heritage Act* has been submitted. A report detailing staff's recommendation for approval of the new addition is expected to be considered by Planning and Housing Committee on February 4, 2026, and the Built Heritage Committee on February 10, 2026. Heritage staff are supportive of the new addition as the proposal meets the relevant the policies and guidelines and intent of the objectives in the ByWard Market HCD Plan. Although significantly taller than the historic buildings on York Street, the addition has been designed to ensure that the podium is sensitive to the surrounding historic buildings and through design measures, efforts have been made to reduce the visual impacts of the tower.

### **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.

### **Planning rationale**

The proposed amendment to the Official Plan and Zoning By-law represents good planning as the amendment will allow for a high-rise development that 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 increased height to allow the expansion of the existing Andaz hotel. Replacing a vacant lot with a hotel expansion that can foster economic growth and tourism is desirable.

### Official Plan

The applications for Official Plan Amendment and Zoning By-law Amendment have been reviewed against the policies of the Official Plan. Pursuant to Schedule A and Section 5.1 of the Official Plan, the site is designated Downtown Core Transect. The Downtown Core Transect Policy Area is planned for higher-density development. This proposal is to permit a 17-storey high-rise hotel addition to an existing hotel, containing 1,570 square metres of assembly space located in the first three floors and 154 hotel rooms located in the upper 14 floors. Section 5.1.1, Policy 2 of the Official Plan provides direction for development within the Downtown Core Transect to support existing and new cultural resources, such as those in the ByWard Market. The expansion of the Andaz hotel supports this Official Plan direction.

Pursuant to Schedule B1 and Section 6.6 of the Official Plan the subject site is designated a Special District (ByWard Market). Development in Special Districts must demonstrate adherence to the policies in Section 6.6 but also those general policies in Section 4.5 (Cultural Heritage and Archaeology) and Section 4.6 (Urban Design). Policy 3 of Section 6.6.2.3 of the Official Plan gives direction to development within different parts of the ByWard Market Special District including those east of Dalhousie Street and south of St. Patrick Street by calling for high density development with active frontages. The proposed addition to the existing hotel will add to the sought-after high-density development and will activate the building frontage along York Street to extent street animation eastward towards King Edward Avenue.

Policy 5 of Section 6.6.2.3 of the Official Plan states that the conservation of cultural heritage resources will be supported by development within the special district. This proposal adheres to this policy as it maintains sensitivity to the existing character through the tower setback from York Street (as defined in the amended Schedule 489), it keeps a consistent street wall with existing buildings, and it considers the articulation of the historic lot divisions through façade treatment.

Pursuant to Schedule C1 and Section 6.1.2 of the Official Plan the subject site is located within the Downtown Protected Major Transit Station Area (PMTSA). These areas set minimum density requirements, restrict auto-oriented low-density employment

uses, and offers permissions for a full range of other non-residential uses, including employment and commercial services such as a hotel.

The proposal is located within an Area of Background Height Control as per Schedule C6-A of the Official Plan. Policy 4 of Section 6.6.2.3 of the Official Plan states that development shall not impact views of Parliament Hill and other national symbols. Policy 2 of Section 4.6.2 of the Official Plan maintains that views of the Parliament Buildings shall be protected from two locations in the Beechwood National Cemetery. This proposal is in accordance with Schedule C6-A and does not impact views from the Tommy Douglas Memorial or Poet's Hill in the Beechwood Cemetery as it is outside of the Beechwood Viewshed Area.

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. Section 4.6.5, Policy 3 of the Official Plan states that development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by sharing service areas, including access to parking. This proposal adheres to these directions by sharing parking access off Dalhousie Street, with the neighbouring property located at 137, 141 George Street, reducing the disruption towards the public realm.

Pursuant to Annex 3 and Section 4.5 of the Official Plan the subject site is located within a heritage conservation district. Section 4.5.2, Policy 1 of the Official Plan ensures proposals are compatible with attributes outlined in Heritage Conservation Districts. The proposal will integrate the policies outlined in the conservation plan through the site plan control process.

#### ByWard Market Public Realm Plan

The proposal has been reviewed against the ByWard Market Public Realm Plan that provides detailed direction on how planning within the ByWard Market should take place with regards to the public realm. Pursuant to the public realm plan and Policy 2 of Section 6.6.2.3 of the Official Plan, the development adheres to many of the policies within the plan, such as incorporating an active use along the ground floors to help animate the public realm along York Street. Further, the proposed tower step back of nine metres above the third story allows the development to respect the public realm by creating a human scaled low-rise treatment along York Street. Through the concurrent Site Plan Control application (file no. D07-12-25-0038) the development will continue to be reviewed against the policies within the ByWard Market Public Realm Plan.

### Urban Design Guidelines for High-rise Buildings

Pursuant to Section 4.6.6 of the Official Plan, to minimize impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines, such as the Urban Design Guidelines for High-rise Buildings. This proposal has been reviewed against these guidelines.

Guideline 1.12 asks that bases of high-rise buildings to relate directly to the height and typology of the existing or planned streetwall context. Guidelines 1.19 – 1.23 seek to conserve the heritage value of an area through a well-designed base and tower step backs. Guidelines 2.25 – 2.28 give direction for proper separation between towers to minimize shadow and wind impacts, the loss of sky views, and allows for natural light into interior spaces. The three-storey podium and various tower step backs allows the proposed building to relate to the streetwall context along York Street while respecting the heritage character of the district and also provides adequate tower separation between the abutting buildings. Section 2.26 identifies that in the Central Area, a reduced separation to a minimum of 15.0 metres may be considered. The tower portion of the proposed building has a separation distance of 20.0 metres to the tower to the east (at 126 York Street and 151 George Street) and a separation distance of 15.0 metres to the tower to the south (at 137, 141 George Street). The proposal appropriately minimizes its impact on the neighbouring properties and on the public realm on York Street, as directed by the Guidelines.

### Zoning Details

As detailed in Document 4 – Details of Recommended Zoning, the proposed Zoning By-law amendment will re-zone the entire subject site to be MD2[2919] S489 – Mixed-Use Downtown, Subzone 2, Exception 2919, Schedule 489. The entire property at 110 York Street and part of 137 George Street is already zoned this zone; however, the Details of Recommended Zoning seek to replace the provisions in Exception 2919 with new provisions and replace Schedule 489 to address the current proposal. The property at 116 York Street is currently zoned MD2[113] S74 - Mixed-Use Downtown, Subzone 2, Exception 113, Schedule 74.

### Increase Maximum Permitted Height

The existing zoning at 110 York Street and on part of 137 George Street (MD2[2919] S489), which was approved by Council on November 22, 2023, already permits a maximum permitted height of 52.0 metres for a tower, which is setback nine metres from the northern property line (along York Street). This existing zoning at 110 York Street and part of 137 George Street also already permits a maximum permitted height of 12.0 metres for the podium facing York Street. Therefore, for 110 York Street and

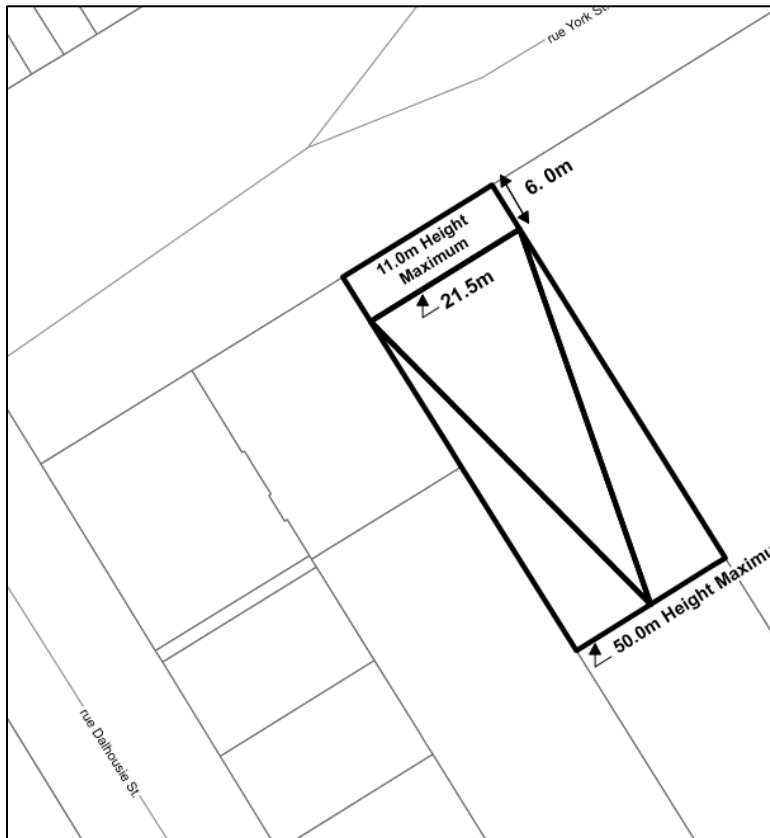
part of 137 George Street, this proposal would only serve to increase the maximum permitted height by 3.0 metres for the tower (to be 55.0 metres) and one metre for the podium (to be 13.0 metres). The nine metres setback for the tower from the northern property line along York Street will be retained at nine metres.

116 York Street is also a part of the subject lands and is currently subject to a Schedule 74. Schedule 74 establishes the maximum permitted heights for the property.

Three maximum heights and an angular plane apply, as described below and shown in Figure 1:

- A maximum of 11.0 metres up to a depth of 6.0 metres from the York Street lot line.
- An angular plane, which begins 6.0 metres from the York Street lot line at a maximum height of 21.5 metres to a maximum of 50.0 metres along the rear property line.

Figure 1: Excerpt of Schedule 74 showing maximum building heights.



The proposal is to have Schedule 74 no longer apply to 116 York Street and provide a new zoning schedule that replaces the existing Schedule 489, which will address the entirety of the subject site. For 116 York Street, while it is increasing the maximum

permitted height by a varied amount throughout the angular plane, it is also increasing the required setback of the tower from the York Street frontage from six to nine metres, thereby reducing the impact of the proposed height along York Street. As the tower maintains appropriate relationships to abutting developments, Staff are satisfied that the proposed height increase is reasonable.

#### Reduced Eastern Interior Side Yard Setback for Tower

Table 193(j) of Zoning By-Law 2008-250 requires a minimum interior and rear yard setback for a tower to be 7.5 metres, whereas the revised Schedule 489 proposes a 7.0 metre setback for the tower from the eastern lot line. Therefore, the proposal seeks to reduce the interior side yard setback for a tower by 0.5 metres. Staff are of the opinion this is a reasonable reduction, particularly since the development to the east (at 126 York Street and 151 George Street) is setback approximately 13.0 metres from the shared lot line in the location where the tower is located on 116 York Street. This provides a 20.0 metre separation distance between the developments. Further south, beyond the location of the tower located at 110, 116 York Street, the development at 126 York Street and 151 George Street is setback 8.5 metres from the shared property line and extends up to a maximum of 22-stories; however, this height is in the south-eastern portion of the through-lot at 126 York Street and 151 George Street. A provision to have Table 193(j) not apply is included in the zoning exception to address this reduced setback. This provision also previously applied to the zoning in place at 110 York Street and Part of 137 George Street.

#### Shared Parking Requirements on Abutting Properties

A provision is included in the zoning exception that states “provided parking spaces, drive aisles, loading spaces, bicycle parking spaces and access on abutting properties, may be counted towards the requirements on this lot”. This provision allows for shared parking requirements across several properties that have shared facilities and access. The Owner has also received approval (through a Site Plan Control Revision to the Site Plan Control application at 137, 141 George Street) to permit a shared parking garage, located on 137, 141 George Street, as well as 110, 116 York Street. Access to this shared parking garage is from 321 Dalhousie Street. Section 93(1)(b) of Zoning By-Law 2008-250 permits a group of occupancies located in this MD – Mixed-Use Downtown Centre Zone that are designed in collaboration and have a common parking garage to be “one lot for zoning purposes”. This site-specific provision in the zoning exception will further address the varied parking requirements between hotel, residential, and commercial uses across these lands.

### Permitted Projections

There are two provisions in the proposed zoning exception that address permitted projections. The first allows for mechanical and service equipment penthouse, elevator or stairwell penthouse, landscaped areas, roof-top gardens and terraces, associated safety guards and access structures to be permitted to project above the height limit in the revised Schedule 489. There are projecting elements in the proposal that go above the heights in the zoning schedule and this provision is also to be carried forward from the previous provisions applicable to 110 York Street and part of 137 George Street found in Exception 2919. The second states that the maximum building heights of Schedule 489 do not apply to permitted projections under Section 65. This ensures that any projections from the tower portion are permitted, despite the height maximum established for the podium. Staff have no concerns with these proposed provisions as they allow for necessary flexibility in projecting elements.

### Reduced Minimum Width of a Loading Space and Drive Aisle Width

Table 113B(c) of Zoning By-Law 2008-250 stipulates the minimum width of a loading space is to be 3.5 metres, whereas the proposal will have a loading space width of 3.3 metres. Section 107 requires a minimum 6.7 metre width for drive aisles, whereas the proposal has a six-metre-wide drive aisle. Planning and Transportation Staff have reviewed the proposal and are satisfied the site will be functional with the width reductions. Due to the tight urban fabric of the development, the required amendments are deemed adequate by Staff.

### Heritage Overlay (Section 60)

Staff have reviewed the heritage component through the associated heritage application (file no. D09-04-25-0038). Relief from Section 60 of Zoning By-Law 2008-250 is required as the proposal is a contemporary addition that is large in scale. Section 60 currently does not apply to 110 York Street and part of 137 George Street and, therefore, this amendment will serve to remove the overlay only from 116 York Street.

### Schedules 74 and 307 do not apply

A provision in the zoning exception states that Schedule 74 and Schedule 307 do not apply. Schedule 74 applies to multiple properties within the ByWard Market, including 116 York Street. Schedule 307, due to the geometry of the site, may apply to a portion of 137 George Street, which is within the subject area of this application. As Staff are recommending a revised Schedule be applied to the subject site, this provision ensures that Schedules 74 and 307 no longer apply to the subject lands, without needing to amend these schedules.

**Provincial Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

**RURAL IMPLICATIONS**

There are no rural implications associated with this report.

**CONSULTATION**

Notification and public consultation was undertaken in accordance with the City's Public Notification and Public Consultation Policy. Six residents commented on the proposed development during the review process. The Lowertown Community Association also submitted a comment letter. Document 5 – Consultation Details provides a summary of comments that were received and staff responses. The concerns expressed related to the impact of construction and compliance with the heritage elements of the ByWard Market.

**COMMENTS BY THE WARD COUNCILLOR**

Councillor Stéphanie Plante provided the following comments:

The Councillor is aware of the project and strongly recommends that the proponent request a CPTED (Crime Prevention Through Environmental Design) from OPS given the social disorder prevalent in this area.

**LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations in this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no infrastructure capacity Asset Management implications identified for this file.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The redevelopment will improve the accessibility of the property by providing at-grade entrances into the site from the abutting Right of Ways and accessible vehicular parking spaces within the underground parking garage. The new building will be required to meet the accessibility criteria contained within the Ontario Building Code and the *Accessibility for Ontarians with Disabilities Act* as it pertains to accessibility standards. Accessibility will be further reviewed prior to the issuance of a building permit.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city with diversified and prosperous economy

The proposal expands a hotel use within the Byward Market area, providing additional jobs and contributing to the tourism sector of Ottawa.

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 120-day timeline for making a decision on these applications under the *Planning Act* expired on December 25, 2025 (as it was deemed complete on August 27, 2025) due to the changes made to the development during the review process.

## **SUPPORTING DOCUMENTATION**

Document 1 – Location Map for Official Plan and Zoning By-law Amendment

Document 2 – Details of Recommended Official Plan Amendment

Document 3 – Zoning Key Plan

Document 4 – Details of Recommended Zoning By-law Amendment

Document 5 – Consultation Details

Document 6 – Concept Site Plan and York Street Elevation

Document 7 – Concept Renderings

## **DISPOSITION**





Planning, Development and Building Services Department will prepare a implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

**Document 1 – Location Map for Official Plan and Zoning By-law Amendment**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-25-0020 D01-01-25-0009	25-1572-X	 <b>110, 116 rue York Street, Part of / partie de 137 rue George Street</b>	
I:\CO\2025\ZKP\York_110_116		 Heritage (Section 60) Patrimoine (Article 60)	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
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REVISION / RÉVISION - 2026 / 01 / 14			

**Document 2 – Details of Recommended Official Plan Amendment  
Official Plan Amendment XX to the  
Official Plan for the  
City of Ottawa**

## INDEX

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### THE STATEMENT OF COMPONENTS

#### PART A – THE PREAMBLE

1. PURPOSE
2. LOCATION
3. BASIS

#### PART B – THE AMENDMENT

1. INTRODUCTION
2. DETAILS OF THE AMENDMENT
3. IMPLEMENTATION AND INTERPRETATION

### THE STATEMENT OF COMPONENTS

**PART A – THE PREAMBLE** introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment XX to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of Amendment No. XX is to amend the Official Plan – Volume 2C and Annex 5, for 110 and 116 York Street and part of 137 George Street, by adding an area-specific policy to permit a maximum height limit up to 17 storeys.

### **2. Location**

The site is in the by-ward market neighbourhood. The site is known municipally as 110 and 116 York Street and part of 137 George Street, and is on the south side of York Street, between Dalhousie Street and Cumberland Street.

### **3. Basis**

The amendment to the Official Plan is required to facilitate the development of a 17-storey tower, with a three-storey podium. The proposed site-specific policy will provide relief from Official Plan Section 6.6.1(1)(d), which limits building height to the existing zoning in place at the time of adoption of the Official Plan, unless it is established through an area-specific policy or secondary plan. The Official Plan was adopted on November 4, 2022. Concurrent with this Official Plan Application is a Zoning By-law Amendment seeking to increase the maximum permitted height and allow for a site-specific exception.

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### 2. Details of the Amendment

The following changes are hereby made to the Official Plan for the City of Ottawa:

#### In Official Plan Volume 2C

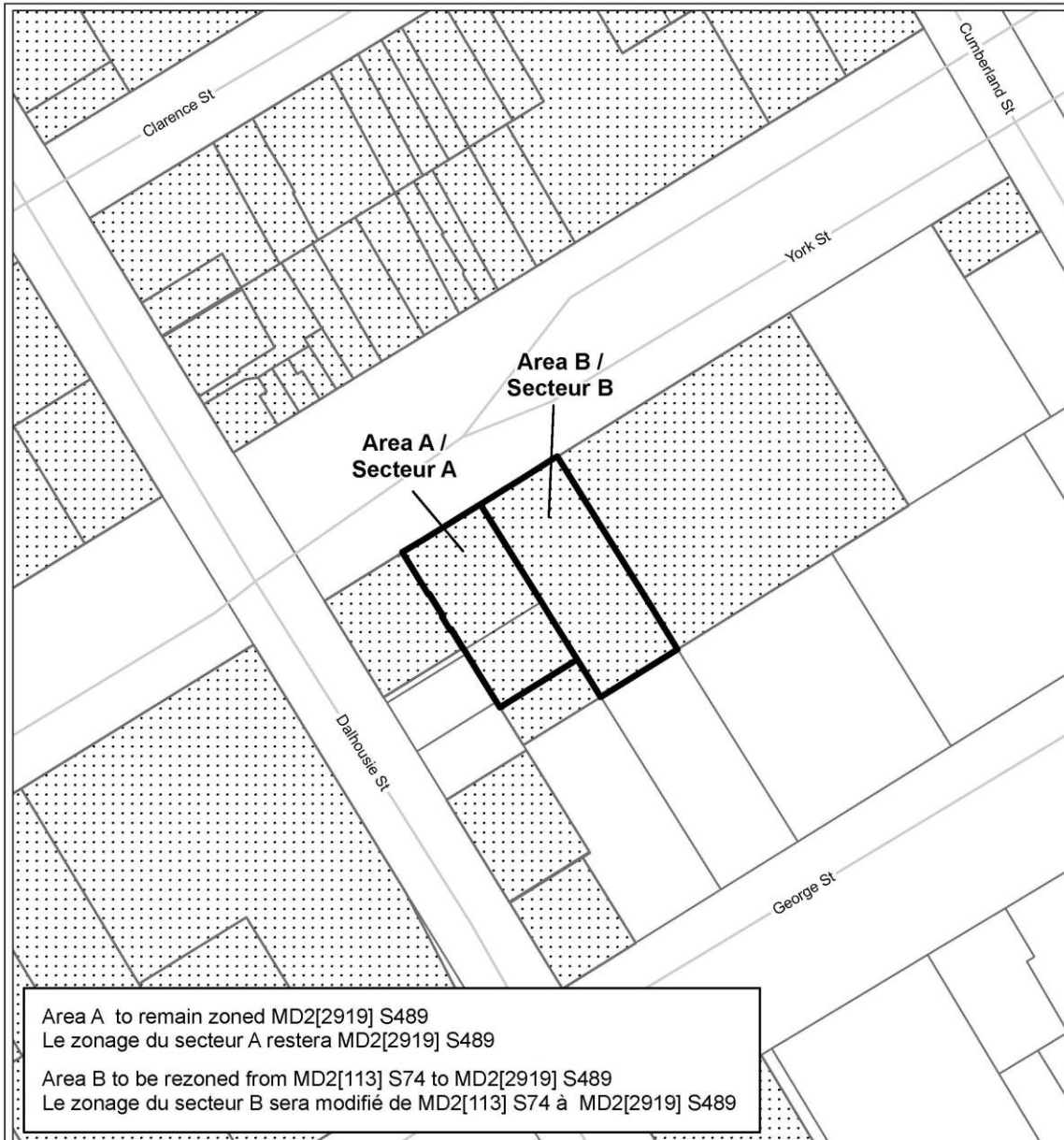
2.1 Add a new Area “XX”, entitled “110 and 116 York Street and part of 137 George Street” in Volume 2C – Area specific policies, with the policy as follows:

“Notwithstanding Section 6.6.1 Policy 1) d) the maximum permitted building height will be generally in accordance with the existing zoning in place as of *[insert date of Council approval of the accompanying Zoning By-law Amendment application]*”

### 3. Implementation and Interpretation


Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Zoning Key Plan



Area A to remain zoned MD2[2919] S489  
 Le zonage du secteur A restera MD2[2919] S489

Area B to be rezoned from MD2[113] S74 to MD2[2919] S489  
 Le zonage du secteur B sera modifié de MD2[113] S74 à MD2[2919] S489




D02-02-25-0020      25-1572-X


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LOCATION MAP / PLAN DE LOCALISATION  
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

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

 Heritage (Section 60)  
 Patrimoine (Article 60)

Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /  
 Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)

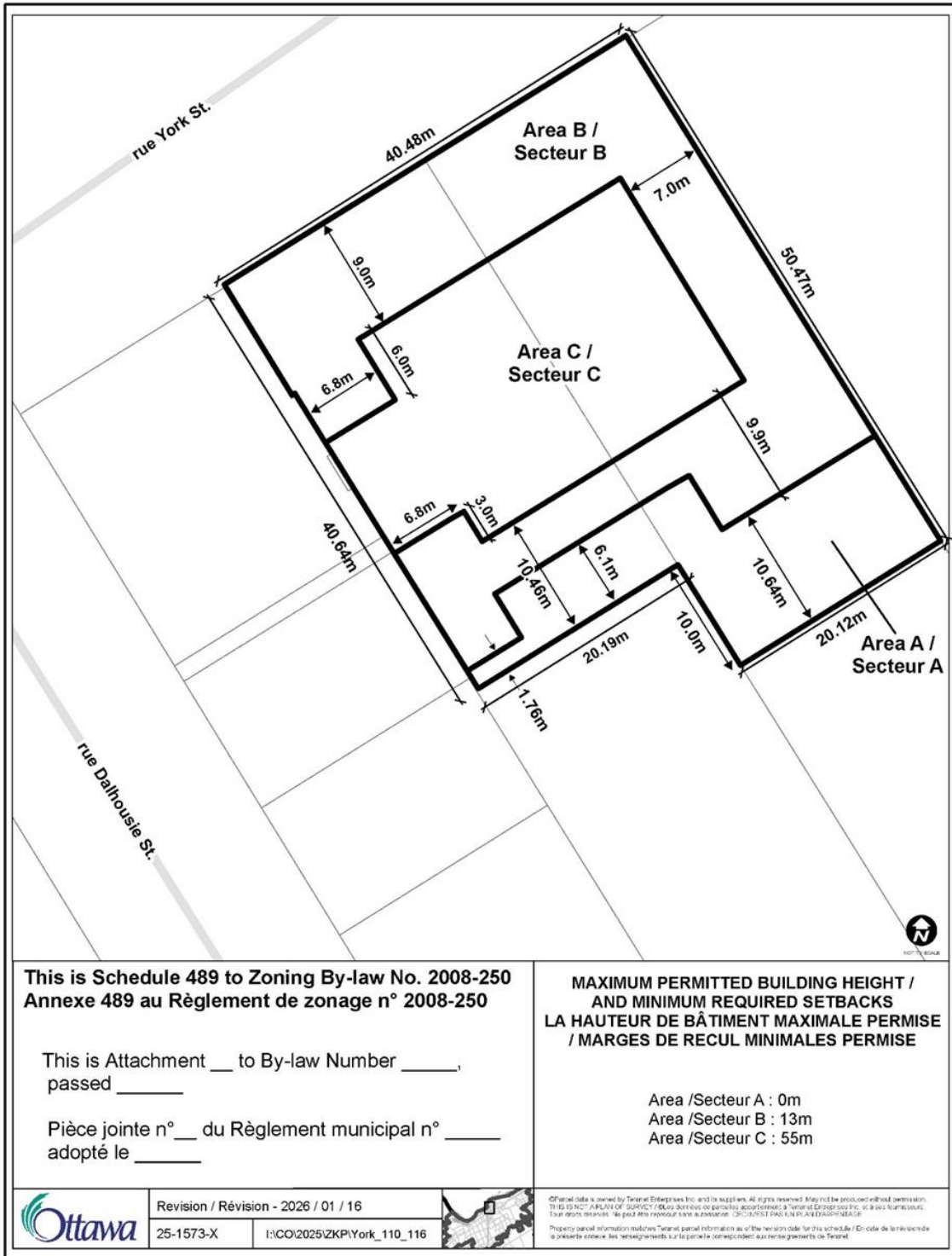


## Document 4 – Details of Recommended Zoning By-law Amendment

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 110 and 116 York Street and part of 137 George Street:

- 1) Rezone the lands as shown in Document 3.
- 2) Exception 2919 of Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by replacing the text in Column V, Provisions, with the following text:
  - Maximum permitted building heights and minimum required setbacks as per S489
  - 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
  - Minimum width of a loading space: 3.3 metres
  - Table 193(j) does not apply
  - Provided parking spaces, drive aisles, loading spaces, bicycle parking spaces and access on abutting properties, may be counted towards the requirements on this lot.
  - Section 60 does not apply
  - Maximum building heights of Schedule 489 do not apply to permitted projections under Section 65
  - Minimum drive aisle width is 6.0 metres
  - Schedule 74 does not apply
  - Schedule 307 does not apply
- 3) Part 17 – Schedules of the said By-law No. 2008-250 is amended by replacing Schedule 489 with Attachment 2 to this by-law.

Attachment 2:



This is Schedule 489 to Zoning By-law No. 2008-250  
 Annexe 489 au Règlement de zonage n° 2008-250

This is Attachment \_\_\_ to By-law Number \_\_\_\_\_,  
 passed \_\_\_\_\_

Pièce jointe n° \_\_\_ du Règlement municipal n° \_\_\_\_\_  
 adopté le \_\_\_\_\_

MAXIMUM PERMITTED BUILDING HEIGHT /  
 AND MINIMUM REQUIRED SETBACKS  
 LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE  
 / MARGES DE REcul MINIMALES PERMISE

Area /Secteur A : 0m  
 Area /Secteur B : 13m  
 Area /Secteur C : 55m



Revision / Révision - 2026 / 01 / 16

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 Tous droits réservés. Tous droits réservés. Tous droits réservés. Tous droits réservés. Tous droits réservés.  
 Property parcel information reflects Teranel parcel information as of the revision date for this schedule / En date de la révision de  
 la présente annexe, les renseignements sur le parcelle correspondent aux renseignements de Teranel.

## **Document 5 – Consultation Details**

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the City's Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments. Six residents commented on the proposed development during the review process. The Lowertown Community Association also submitted a comment letter. Document 5 – Consultation Details provides a summary of comments that were received and staff responses. The concerns expressed related to the impact of construction and compliance with the heritage elements of the ByWard Market.

### **Public Comments and Responses**

The following summarizes, in no particular order, a list of common topics and items raised by members of the public in response to the application.

#### 1. Construction Impacts

- There is concern that the construction will damage surrounding surface treatments on private property and in the public realm
- There is concern that the concrete trucks will splash cement and gravel on neighbouring developments and that it will clog the sewage system.
- There is concern that closed sidewalks and noise and truck traffic will negatively affect the neighbourhood
- There is concern regarding the timing of the excavation taking place in advance of an approval of a redevelopment

#### Response:

- Construction impacts related to the building of the Andaz addition will be further considered through Site Plan Control and Building Permit review, such as the potential need for a Traffic Management Plan, depending on construction staging and site access.
- Regarding the timing of the excavation, 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. 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 to the approval at 137, 141 George Street to permit a shared parking garage, located on 137, 141 George Street as well as 110, 116 York Street.

## 2. Design

- There is support for the design as the proposal looks appealing.

Response:

The proposal was reviewed at the UDRP on April 4, 2025, and Staff are satisfied that the Panel was successful in implementing several of their recommendations, as detailed in the report.

## 3. Affordable Housing

- There is encouragement to find affordable housing solutions to provide housing first for the many people experiencing the traumas of homelessness.

Response:

The proposal is for a hotel use and no residential, including affordable housing, will be provided.

## Community Organization Comments and Responses

The following is a letter provided by the Lowertown Community Association on December 14, 2025:

Dear Ms O'Connor:

Following our last letter about this project of November 13, 2023, the Lowertown Community Association (LCA) is writing again to offer the following comments regarding the Official Plan and Zoning By-law Amendment and Site Plan control application for the addition to the Andaz Hotel at 110-116 York Street.

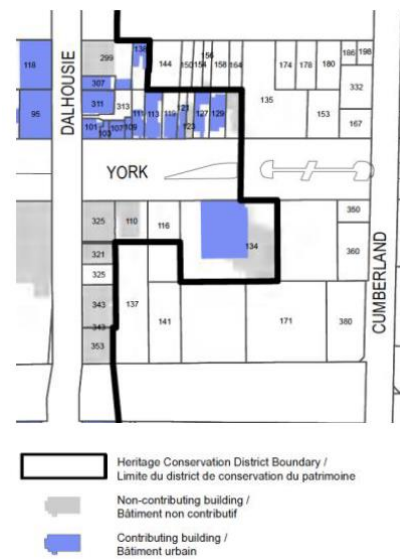
Two years ago, we expressed our concern that the development proposed at that time did not respect the heritage designation of the site as part of the ByWard Market Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act*. These concerns also pertain to the current proposed development.

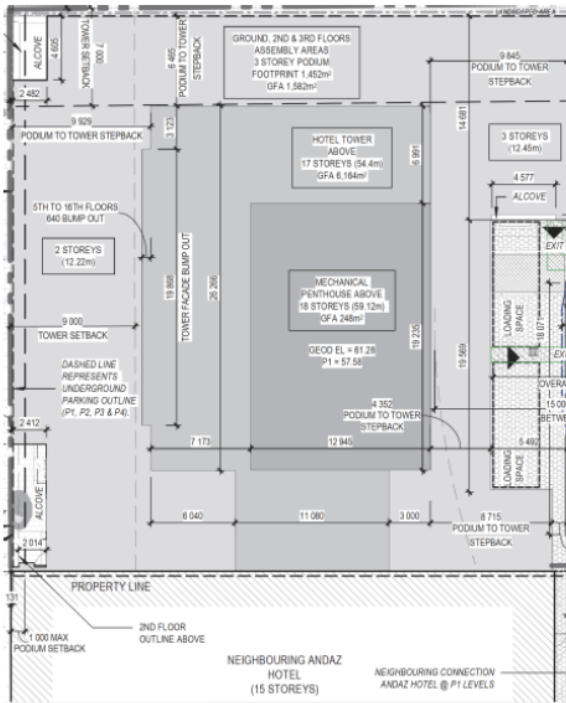
**Non-compliant with the Heritage Overlay:** The revised project clearly contravenes the Heritage Overlay provisions in Section 60 of the current zoning By-laws: "Where a

building in an area to that an heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.” In our comments two years ago, the LCA acknowledged that while: “the existing building to be demolished [at 110 York] may not contribute much to the cultural heritage value of the HCD, we strongly believe that new development must respect the Part V designation of the site [and the Heritage Overlay]. It should be compatible, in scale and character, with the streetscape and the district.” Unfortunately, the proposed 16+ storey addition was not.

**Grossly Exceeds HCD Mass and Scale Principles:** We also pointed out that the 1990 ByWard Market HCD Study recommended development in this area be no higher than four stories in conformity with the market’s Nineteenth Century origins, and that any new buildings must respect the existing scale, material and form of the district, and existing heritage properties and streetscapes. We argued then that construction of a 16+ storey building within the HCD was not in conformity with these policies and principles, and we continue to maintain this view with respect to the proposed construction of the considerably larger 17+ storey addition that now also encompasses the lot at 116 York Street.

Since then, the policy for new development in the City’s ByWard HCD plan approved in late 2024 also states that: “The conservation of the cultural heritage value and heritage attributes of the HCD and of Contributing properties, on adjacent to, or across the street from a proposed development may constitute a limiting factor in terms of height, scale, or massing, of development on the designated property. Building heights within the HCD shall generally be low-rise to allow for the conservation of Contributing buildings....” A quick glance at the map to the right clearly indicates that the development site of 110 and 116 York are both within the boundaries of the HCD *and* adjacent to the contributing heritage buildings both on the North side of York Street, and to the East at 126-134 York Street - leaving no doubt that the proposed project is flagrantly non-compliant with the City’s own policies.





Two years ago, we argued that for the hotel addition to be better integrated into the heritage context, it could perhaps, at a minimum, transition to the five-storey massing of the heritage building at 126 York Street, with a significantly lower maximum height. The current proposal does not do this. In fact, the new proposal is three stories higher than the existing 15-storey Andaz hotel (if the mechanical penthouse is included). It also does not appear to adhere to the “angular plane” guidelines in the City’s own Urban Design Guidelines, which promote the transition in scale between buildings. Indeed, even the heritage impact evaluation prepared in September 2023 by Bray Heritage - the developer’s own heritage consultant - proposed that: should the existing parking lot between 110 and 126 York Street be developed, the massing of any new building will be a maximum

of six storeys at York Street, stepping back to a maximum of nine storeys towards George Street. This massing will provide a transition from the height of the proposed Andaz addition to the five-storey massing of the heritage building at 126 York Street.

However, now that developer has acquired the property at 116 York Street, it is conveniently ignoring the recommendations of its own heritage consultant concerning the appropriate massing of new construction on the site. Instead of a six-storey frontage on George Street, stepping back to a maximum nine-storeys (the height of the adjacent 126 York Building at this distance from York Street), the proposal calls for a three-storey podium on York Street and a 6.5 metre setback from the eastern property line transitioning to a **17-storey hotel tower** - an additional eight-storey addition to the maximum nine-storey height previously recommended by its own consultant! This is an unacceptable solution to the transition guidelines.



*West side view from 126 York*

**Separation Distance between Towers:** The previous iteration of this project only featured a separation distance of 15.0 metres between the hotel addition and the adjacent rental tower to the south being built by the same developer, which we believed was insufficient to minimize privacy, shadow and wind impacts, and loss of sky-views. We understand that City guidelines [i.e., “provisions for High-Rise Buildings in Section 77 of the Zoning By-law require a separation distance of at least 23.0 metres. While the drawings for the new addition proposal appear to have improved the separation

distance, we would request verification by the City that its guidelines are now being met by the developer.

In summary, the LCA believes that the proposal for development of a 17+-storey tower at 110-116 York Street does not respect the new HCD plan for the ByWard Market, the City's Tall Building Guidelines on height transitions and the angular plane, nor the Heritage Overlay established in the Zoning By-law. We continue to feel strongly that it represents an inappropriate development for a site within the ByWard Market HCD. We therefore recommend that the Official Plan and Zoning By-law Amendment and Site Plan Control application be denied.

Thank-you for the opportunity to provide comments.

Yours sincerely,

Sylvie Bigras

President

Lowertown Community Association

Association communautaire de la Basse-Ville

Staff Response:

Regarding Section: "Non-compliant with the Heritage Overlay":

- The intent of the Heritage Overlay is to encourage retention of a site's existing historic buildings with the goal of preserving their character. Since the subject site does not currently contain any historic structures and given that the new addition requires approval under the *Ontario Heritage Act*, the provisions of the Heritage Overlay need not apply.
- Through the proposed provisions in the zoning exception, Planning Staff are recommending that Section 60 – Heritage Overlay, not apply. The current zoning on 110 York Street and Part of 137 George Street already is exempt from the Heritage Overlay; therefore, through this rezoning application, only 116 York Street will be further removed from the Heritage Overlay.
- As a part of the Official Plan and Zoning By-law amendment applications, the applicant provided a Heritage Impact Statement dated July 2025. This report concludes that the proposed development generally conforms to the Provincial and municipal policies and guidelines applicable to the ByWard Market Heritage Conservation District and recommended that the Heritage Overlay affecting a portion of the property be removed to permit the proposed development.

Regarding: “Grossly Exceeds HCD Mass and Scale Principles”

- Since the addition is located within the ByWard Market HCD, a concurrent heritage application (file no. D09-04-25-0038) under the *Ontario Heritage Act* has been submitted. A report detailing heritage staff’s recommendation for approval of the new addition is expected to be considered at Planning and Housing Committee concurrent with this Official Plan and Zoning By-law amendment and will also be considered by Built Heritage Committee on February 10, 2026.
- Heritage Staff have determined that the proposed addition meets the intent of the ByWard Market HCD policies for additions. It has also been informed by the policies for development in Section 9.2 that provides direction for the height of new development in the context of ensuring the conservation of the HCD’s defining buildings and streetscapes. Staff are supportive of the addition as its location will be away from the concentration of character-defining low-rise historic buildings at the core of the HCD and surrounded by other tall buildings with that the proposal would be consistent, helping to minimize the impact of the increased height. Together with the removal of a vacant lot in the HCD, the deep setback of the tower, and the efforts made to design the podium to be compatible with and ground the addition in its historic streetscape, staff are satisfied that the proposal meets the intent of the HCD policies.
- Planning Staff have determined that the proposed Official Plan and Zoning By-law amendments respect the heritage nature of the heritage conservation district by establishing a podium height limit of 13.0 metres, which is in line with the abutting heritage façade located at 126 York Street to the east.
- The proposed zoning also ensures the tower is setback 9.0 metres, which establishes a distinct base and tower portion of the building to create a human scaled low-rise treatment along York Street to reinforce heritage rhythm on York Street.
- Through the concurrent Site Plan Control application, Staff will continue to work with heritage planners to ensure proper considerations are made through the detailed design phase and secured through Elevation drawings.
- Regarding the previously provided Heritage Impact Assessment (2023), staff would note that this previous report provided an evaluation of a project that did not include the site at 116 York Street and accordingly, is based on an assessment of a different proposal and site context at the time of the application. The updated HIA has reviewed and evaluated the current proposal against the current policy framework and context today.

Regarding Separation Distance between Towers:

- Section 77 (3) and (4) of the Zoning By-law 2008-250 do not apply to this site as it is not in Area A or Area B as shown on Schedule 402 of the Zoning By-law and the subject lands are zoned MD – Mixed Use Downtown Zone.
- The tower portion of the proposed building has a separation distance of 20.0 metres to the tower to the east (at 126 York Street and 151 George Street) and a separation distance of 15.0 metres to the tower to the south (at 137, 141 George Street). The proposal appropriately minimizes its impact on the neighbouring properties and on the public realm on York Street, as directed by the Guidelines.



Concept East Elevation:



Document 7 – Concept Renderings

