

5. Heritage Permit for Alterations at 110-116 York Street

Permis patrimonial en vue de modifications aux 110-116, rue York

Committee recommendation(s)

That Council:

- 1. Approve the application to alter the property at 110-116 York Street to facilitate an expansion to the existing hotel on the site, according to plans by Neuf Architects dated November 11, 2025, and received on November 17, 2025, conditional upon the applicant:**
 - a. Revising the colour of the brick for the tower to be more compatible with the HCD to the satisfaction of heritage staff, prior to the issuance of a building permit;**
 - b. Providing samples of exterior cladding materials, including the proposed decorative ventilation screen at the northwest entrance for heritage staff's approval, prior to the issuance of a building permit;**
 - c. Providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes;**
 - d. Continuing to work with heritage and urban design staff, in consultation with the Lowertown Community Association to finalize details of the proposed art installation on the east elevation of the building, to the satisfaction of the Program Manager of Heritage Planning;**
 - e. Ensuring that the proposed fixtures will be oriented to minimize light pollution as far as possible; final details of lighting and associated signage to be provided to heritage staff for approval prior to the issuance of a building permit.**

2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.
3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council. a 17-storey hotel addition, as detailed in Documents 3 and 4.

Recommandation(s) du comité

Que le Conseil :

1. Approuve la demande de modification du bien-fonds situé aux 110-116, rue York afin de permettre l'agrandissement de l'hôtel occupant les lieux, selon les plans préparés par Neuf Architects, datés du 11 novembre 2025 et reçus le 17 novembre 2025, sous réserve du respect des conditions suivantes par le requérant :
 - a. changer la couleur de la brique pour que la tour soit plus compatible avec le DCP, à la satisfaction du personnel responsable du patrimoine, avant de délivrer un permis de construire;
 - b. soumettre à l'approbation du personnel chargé du patrimoine des échantillons du revêtement extérieur, notamment la grille de ventilation décorative proposée à l'entrée nord-ouest, avant la délivrance d'un permis de construire;
 - c. fournir un exemplaire des plans associés au permis de construire au personnel chargé du patrimoine au moment de présenter la demande de permis de construire; la demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées;
 - d. continuer de collaborer avec le personnel chargé du patrimoine et du design urbain, en consultation avec l'Association communautaire de la Basse-ville, en vue de finaliser les détails de

l'installation artis-tique proposée sur la façade est du bâtiment, à la satisfaction du gestionnaire de programme de la Direction de la planification du patrimoine;

- e. veiller à ce que le projet soit conçu de manière à minimiser autant que possible la pollution lumineuse; les détails définitifs de l'éclairage et de la signalisation associée doivent être soumis à l'approbation du personnel chargé du patrimoine avant la délivrance d'un permis de construire.**
- 2. Délègue au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter des modifications mineures.**
- 3. Approuve la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf indication contraire du Conseil.**

Documentation/Documentation

1. Extract of draft Minutes, Built Heritage Committee, February 10, 2026

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 10 février 2026
2. Manager's Report, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department, dated January 30, 2026 (ACS2026-PDB-RHU-0009)

Rapport du Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 30 janvier 2026 (ACS2026-PDB-RHU-0009)

**Planning and Housing
Committee
Report 60
February 25, 2026**

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**Comité de de la planification et
du logement
Rapport 60
Le 25 février 2026**

**Extract of Draft Minutes 29
Built Heritage Committee
February 10, 2026**

**Extrait de l'ébauche
du procès-verbal 29
Comité du patrimoine bâti
Le 10 février 2026**

Heritage Permit for Alterations at 110-116 York Street

File No. ACS2026-PDB-RHU-0009 – Rideau-Vanier (12)

The Committee received a slide presentation overview of the report from Ms Lesley Collins, Program Manager, Heritage Planning, Planning, Development and Building Services Department. A copy of this presentation is held on file with the Office of the City Clerk.

The following delegations, as noted, were registered in the event that Committee had questions of the proponents. They did not address the Committee:

1. Sonia Joanis, Neuf Architects
2. Jamie Posen, Fotenn
3. Genessa Bates, Fotenn
4. Lucien Haddad, Neuf Architects
5. Jim Burghout, Claridge Homes

Correspondence was also received from Ms Linda Hoad, Heritage Advocacy Committee, Heritage Ottawa, and is also held on file with the Office of the City Clerk.

Following questions to staff, and at the conclusion of discussions, the report recommendations were put before Committee and were 'Carried', with Member B. Bourns dissenting.

Report recommendation(s)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to alter the property at 110-116 York Street to facilitate an expansion to the existing hotel on the site, according to plans by Neuf Architects dated November 11, 2025, and received on November 17, 2025, conditional upon the applicant:**
 - a. Revising the colour of the brick for the tower to be more compatible with the HCD to the satisfaction of heritage staff, prior to the issuance of a building permit;**
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 - e. Ensuring that the proposed fixtures will be oriented to minimize light pollution as far as possible; final details of lighting and associated signage to be provided to heritage staff for approval prior to the issuance of a building permit.**
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.**

- 3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

Carried, with Member B. Bourns dissenting.