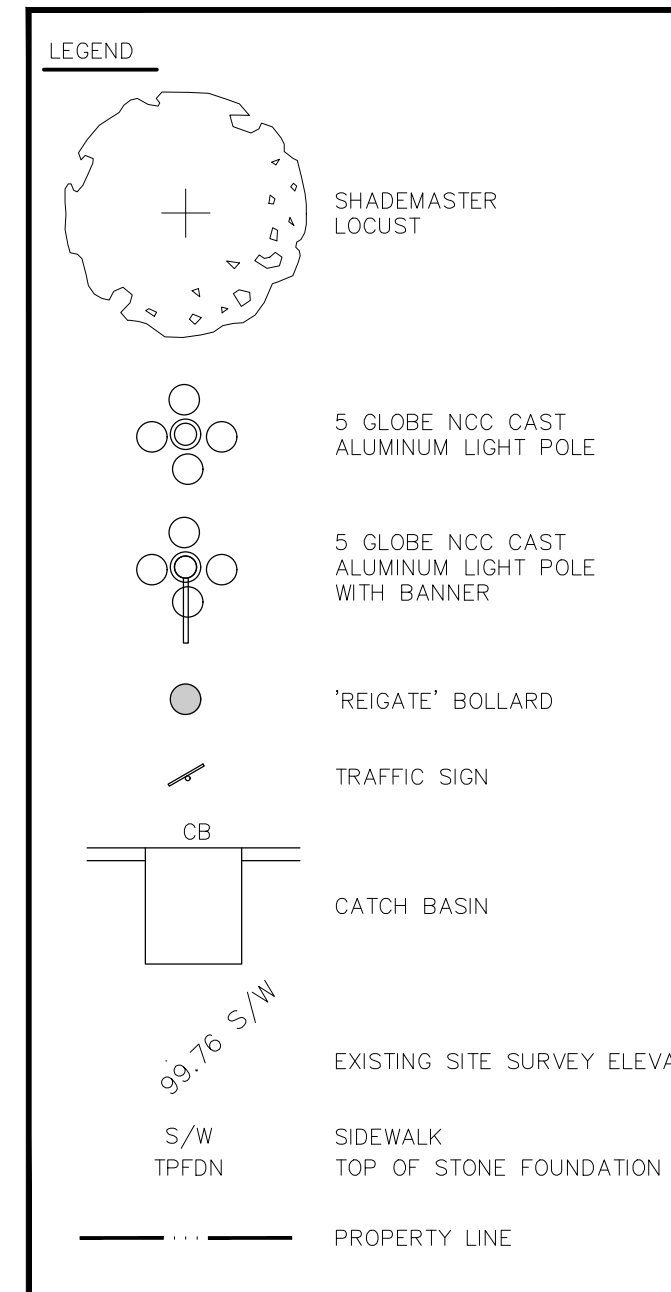


LOCATION PLAN
SCALE 1:100



LEGEND

Zoning Information: TM H [19]
City of Ottawa Consolidated Zoning By-law 2008-250
Proposed Mixed-Use Building (Senior's Residential & Commercial)

Zone Provisions	Required		Proposed
	Arterial Mainstreet Zone & Subzones (Sections 185-186)		
Minimum Lot Area (m ²)	No minimum	585.72	
Minimum Lot Width (m)	No minimum	16.76	
Minimum Front Yard Setback (m)			
- Non-residential or Mixed-use Building	2	00.00 Existing	
Minimum Corner Side Yard Setback (m)			
- Non-residential or Mixed-use Building	No minimum Maximum 3m	N/A	
Minimum Interior Side Yard Setback (m)			
- all other cases	No minimum	00.00 Existing	
Minimum Rear Yard Setback (m)			
- Mixed-use Building	No minimum	00.00 Existing	
Maximum Building Height (m)	19	18.58	
Maximum Floor Space Index			
- all other cases	No minimum	N/A	
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m)			
- at rear lot line abutting a non-residential zone	No minimum	00.00	
Parking Requirements (Section 100-114)			
Minimum Parking Space Rates (Section 101) (Area C)			
Dwelling Units in a Mixed-use Building			
- 0.0 per dwelling unit	00.00	00.00	
Commercial - Retail	00.00	00.00	

Minimum Bicycle Parking Rates and Provisions (Section 111)

Category	Rate	Provision
Apartment Dwelling Unit - 0.5 per dwelling unit	7	00.00
Commercial - Retail - 1 per 1500 sq.m. of GFA	1	1 Surface
TOTAL	8	1

Minimum Loading Space Rates and Provisions (Section 113)

Category	Rate	Provision
Residential Uses:	None	00.00
All other Non-Residential: Uses - 0 per 350 - 999 sq.m. of GFA (Phase 2 - 819 sq.m. Commercial Uses)	00.00	00.00

Amenity Area (Section 137)

Category	Rate	Provision
Minimum Total Amenity Area (sq.m) - 6 sq.m per dwelling unit	84	00.00
Minimum Communal Amenity Area (sq.m) - 50% of Total Amenity Area	42	00.00

Accessible Parking (City of Ottawa Accessibility Design Standards, Section 3.1)

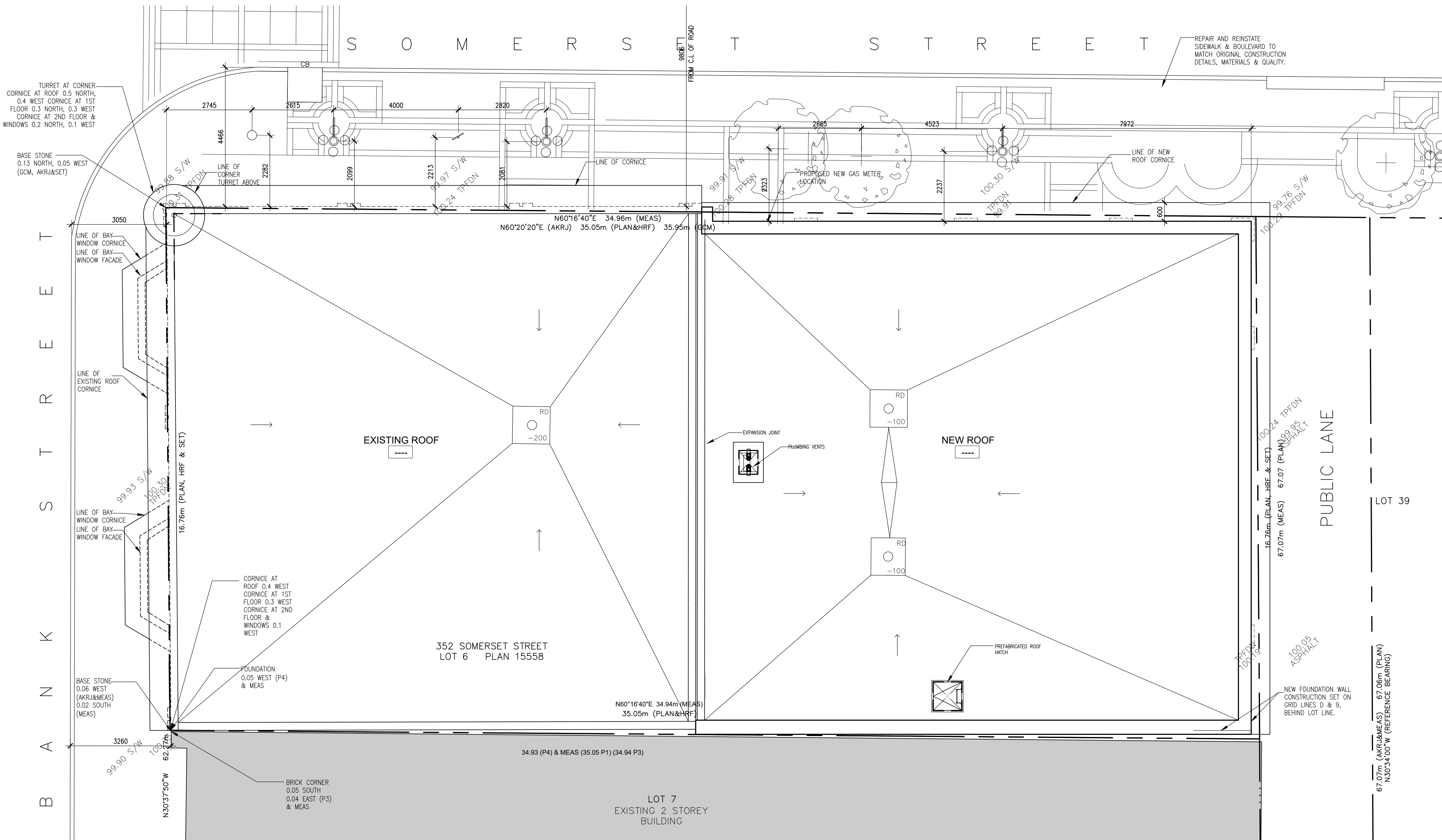
Category	Rate	Provision
Minimum Number of Accessible Spaces	00.00	00.00

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED TO ANLEY GRAHAM	23-01-16
2	ISSUED TO LANDSCAPE	23-04-04
3	ISSUED FOR SPC SUBMISSION	23-04-12



1 SITE PLAN
SCALE 1:75

FARLEY SMITH & DENIS LAND SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO
K2E 7J5
TEL (613) 727-8226 FAX (613) 727-1823
SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF LOT 6
(SOUTH SIDE OF SOMERSET STREET)
REGISTERED PLAN 15558
CITY OF OTTAWA
SURVEYOR REFERENCE & CREDIT

PROJECT NORTH

NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALD BY THE ARCHITECT

chmielarchitects
200 - 108 Bank Street
Ottawa ON K1S1N5
T (613) 234-3585
F (613) 234-6224

SOMERSET APARTMENTS

352 SOMERSET STREET, OTTAWA ON K2P 0J9

PROJECT NO.	16-1432	DRAWN	JA
SCALE	AS SHOWN	CHECKED	RC

SITE PLAN

DRAWING NO.