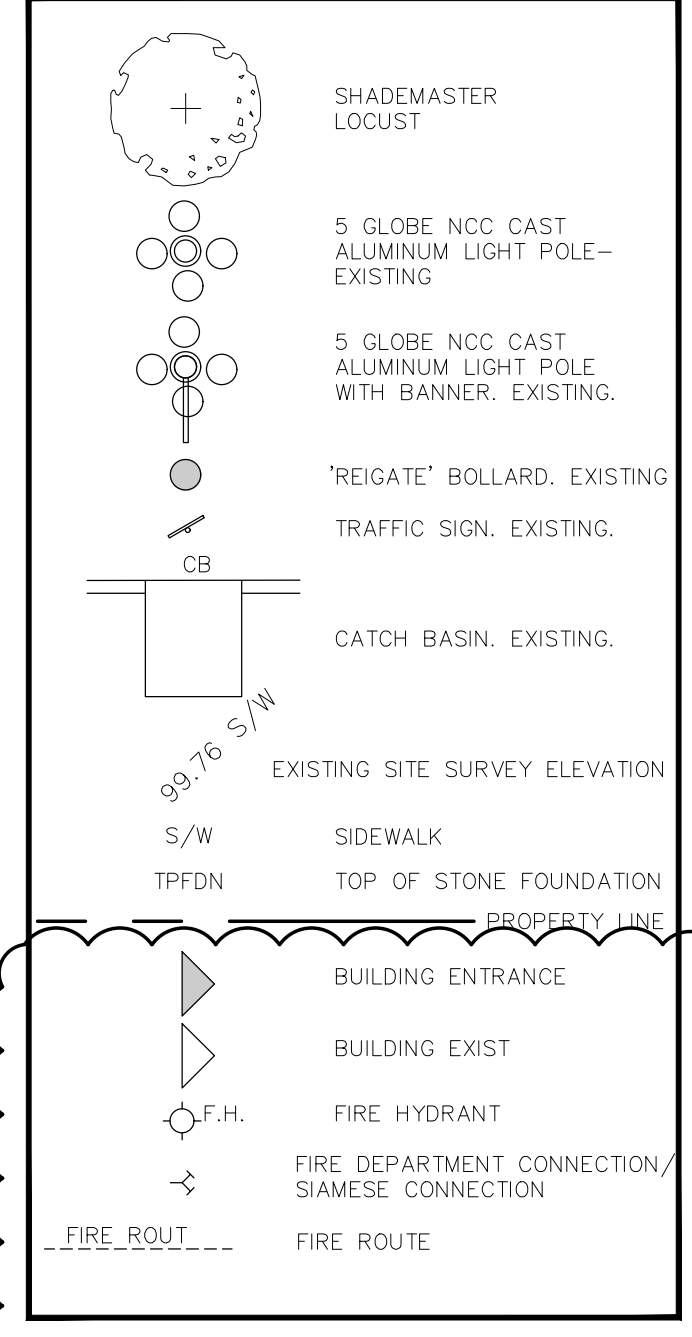


LOCATION PLAN
SCALE 1:100



LEGEND

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

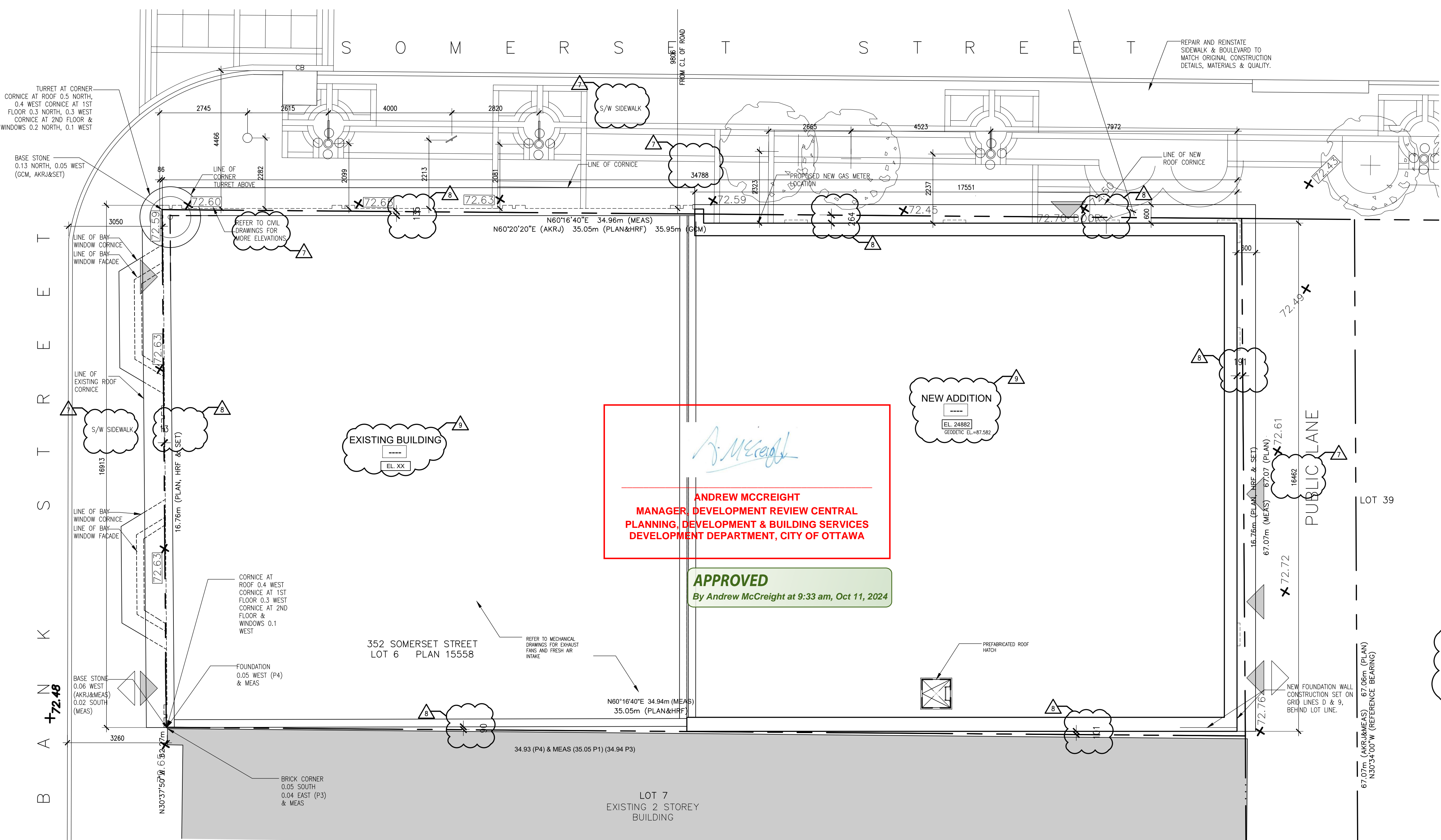
Zone Provisions	Required	Proposed
Traditional Mainstreet Zone (Sections 197-198)		
Minimum Lot Area (m ²)	No minimum	585.72
Minimum Lot Width (m)	No minimum	16.76
Minimum Front Yard Setback (m)	2	00.00 Existing
- Non-residential or Mixed-use Building		
Minimum Corner Side Yard Setback (m)	Minimum 3m	0.00
- Non-residential or Mixed-use Building		
Minimum Interior Side Yard Setback (m)	3m	00.00 Existing
- Mixed-use		
Minimum Rear Yard Setback (m)	No minimum	00.00 Existing
- Mixed-use Building		
Maximum Building Height (m)	19	14.8
Maximum Floor Space Index	No maximum	± 4
- all other cases		
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m)	No minimum	00.00
- at rear lot line abutting a non-residential zone		
Parking Requirements (Section 100-114)		
Minimum Parking Space Rates (Section 101) (Area C)		
Dwelling Units in a Mixed-use Building	00.00	00.00
- 0.0 per dwelling unit		
Commercial - Retail	00.00	00.00

Minimum Bicycle Parking Rates and Provisions (Section 111)

Category	Rate	Provisions
Apartment Dwelling Unit	7	10
- 0.5 per dwelling unit		
Commercial - Retail	3.2	4
- 1 per 250 sq.m. of GFA		
TOTAL	10.2	14

Minimum Loading Space Rates and Provisions (Section 113)

Category	Rate	Provisions
Residential Uses:	None	00.00
All other Non-Residential: Uses		
- 0 per 350 - 999 sq.m. of GFA	00.00	00.00
(Phase 2 - 819 sq.m. Commercial Uses)		
Amenity Area (Section 137)		
Minimum Total Amenity Area (sq.m)	84	00.00
- 6 sq.m per dwelling unit		
Minimum Communal Amenity Area (sq.m)	42	00.00
- 50% of Total Amenity Area		
Accessible Parking (City of Ottawa Accessibility Design Standards, Section 3.1)		
Minimum Number of Accessible Spaces	00.00	00.00



ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 9:33 am, Oct 11, 2024

Total Gross Floor Area of Building (Commercial/Retail) = 811.36 m²

Basement Level	372.03 m ²
Ground Level	439.33 m ²

Total Gross Floor Area of Building (Residential) = 965.02 m²

Second Level	440.51 m ²
Third Level	440.51 m ²
Third Level- Mezzanine	84 m ²

Type & Use Per Floor

Level	Use
Basement Level	Commercial - Retail - Washrooms - Bike Room - Service Rooms
Ground Level	Commercial - Retail - Universal Washroom - separate Garbage Rooms for Retail and Residential.
Second Level	7 Apartments (One 2 bedrooms - Five 1 bedroom - One Bachelor). Common Laundry Room - M & E Rooms.
Third Level	3 Apartments (One 2 bedrooms - Two 1 bedroom). Common Laundry Room - M & E Rooms.
Third Level with Mezzanine	4 Apartments (Three 2 bedrooms - One 1 bedroom). Common Laundry Room - M & E Rooms.

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.

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
4	ISSUED FOR INTERNAL REVIEW	23-04-24
5	ISSUED FOR PERMIT	23-05-24
6	ISSUED FOR SPC SUBMISSION R1	23-06-09
7	ISSUED FOR SPC/ZBLA RESPONSE	23-07-31
8	ISSUED FOR PERMIT RESPONSE	23-09-22
9	ISSUED FOR SP 2ND RESPONSE	24-02-13

CLIENT/TOWNER
Capital Parking / TKS Holding
270 Catherine Street, OTTAWA ON K1R 5T3

chmielarchitects
200 - 188 Bank Street
OTTAWA ON K1R 5N5
TEL (613) 234-3585
F (613) 234-6224

SOMERSET APARTMENTS

352 SOMERSET STREET, OTTAWA ON K2P 0J9

PROJECT NO.	21-1962	DRAWN	JA
SCALE	AS SHOWN	CHECKED	RC

SITE PLAN

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

DRAWING NO. **SP-01**

#18975

1 SITE PLAN
SCALE 1:75



SURVEYOR REFERENCE & CREDIT

FARLEY SMITH & DENIS LAND SURVEYING LTD.
ONTARIO LAND SURVEYORS
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190 COLONNADE ROAD, OTTAWA, ONTARIO
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D07-12-22-0003