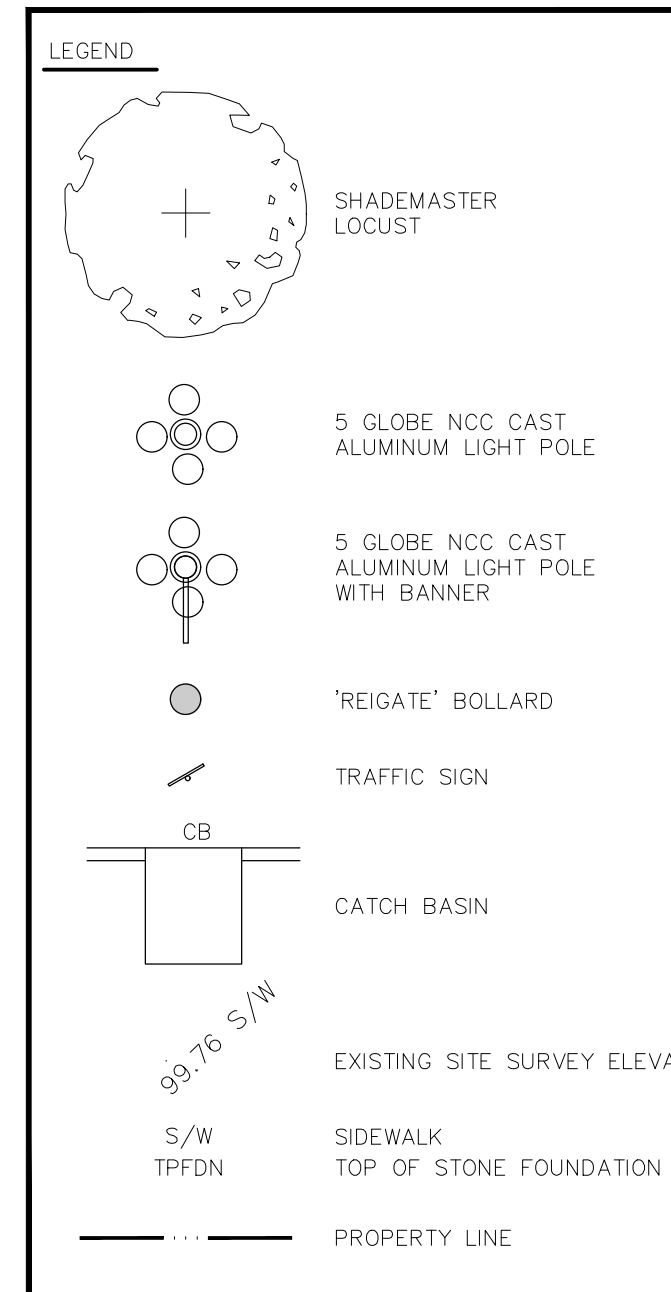


LOCATION PLAN  
SCALE 1:100



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 <sup>2</sup> )	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	
<b>Parking Requirements (Section 100-114)</b>			
<b>Minimum Parking Space Rates (Section 101) (Area C)</b>			
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	7	00.00
- 0.5 per dwelling unit		
Commercial - Retail	1	1 Surface
- 1 per 1500 sq.m. of GFA		
<b>TOTAL</b>	<b>8</b>	<b>1</b>

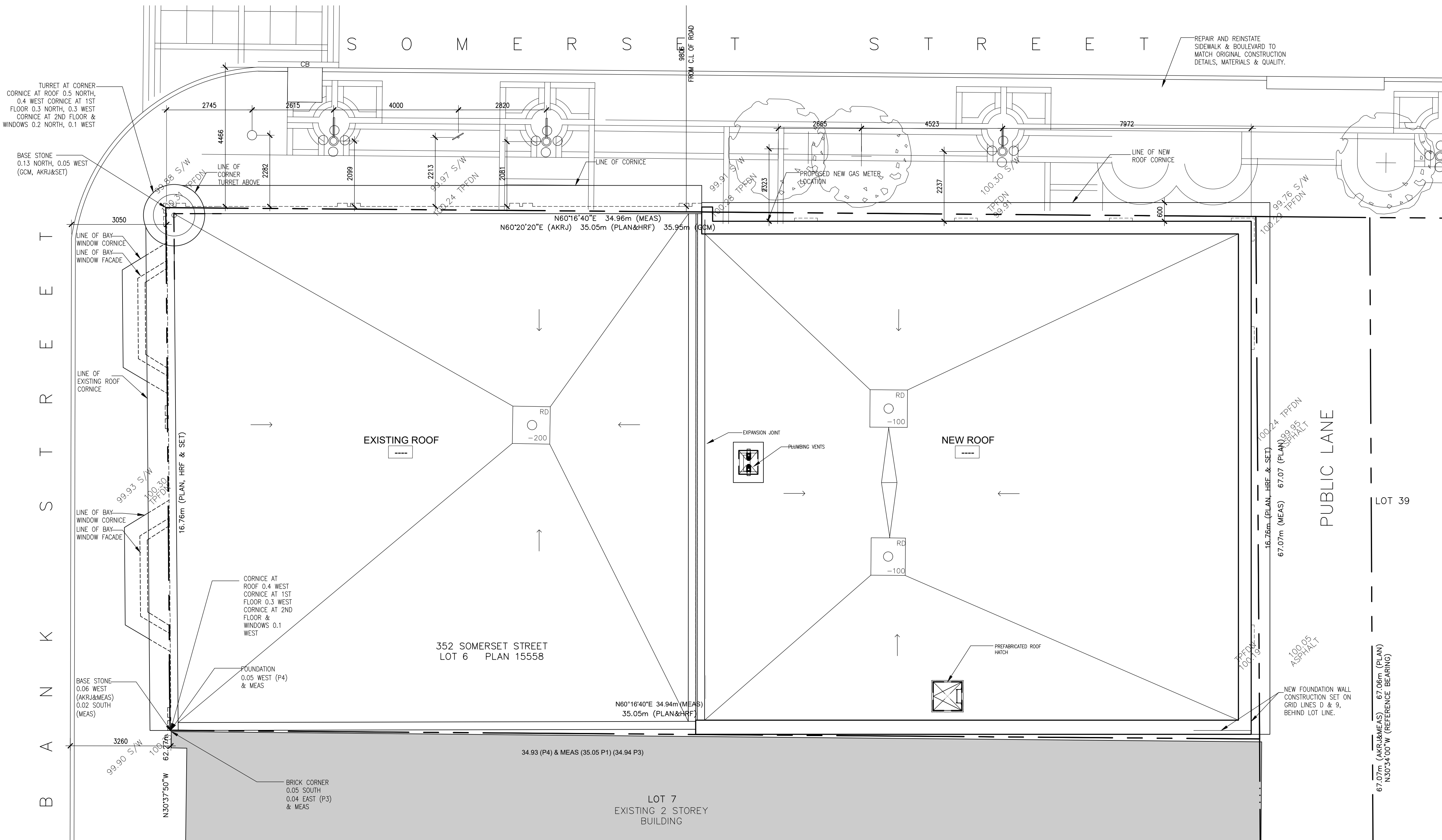
**Minimum Loading Space Rates and Provisions (Section 113)**

Category	Rate	Provision
Residential Uses:	None	00.00
All other Non-Residential: Uses		
- 0 per 350 - 999 sq.m. of GFA	00.00	00.00
(Phase 2 - 819 sq.m. Commercial Uses)		
<b>Amenity Area (Section 137)</b>		
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
<b>Accessible Parking (City of Ottawa Accessibility Design Standards, Section 3.1)</b>		
Minimum Number of Accessible Spaces	00.00	00.00

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. SP-01