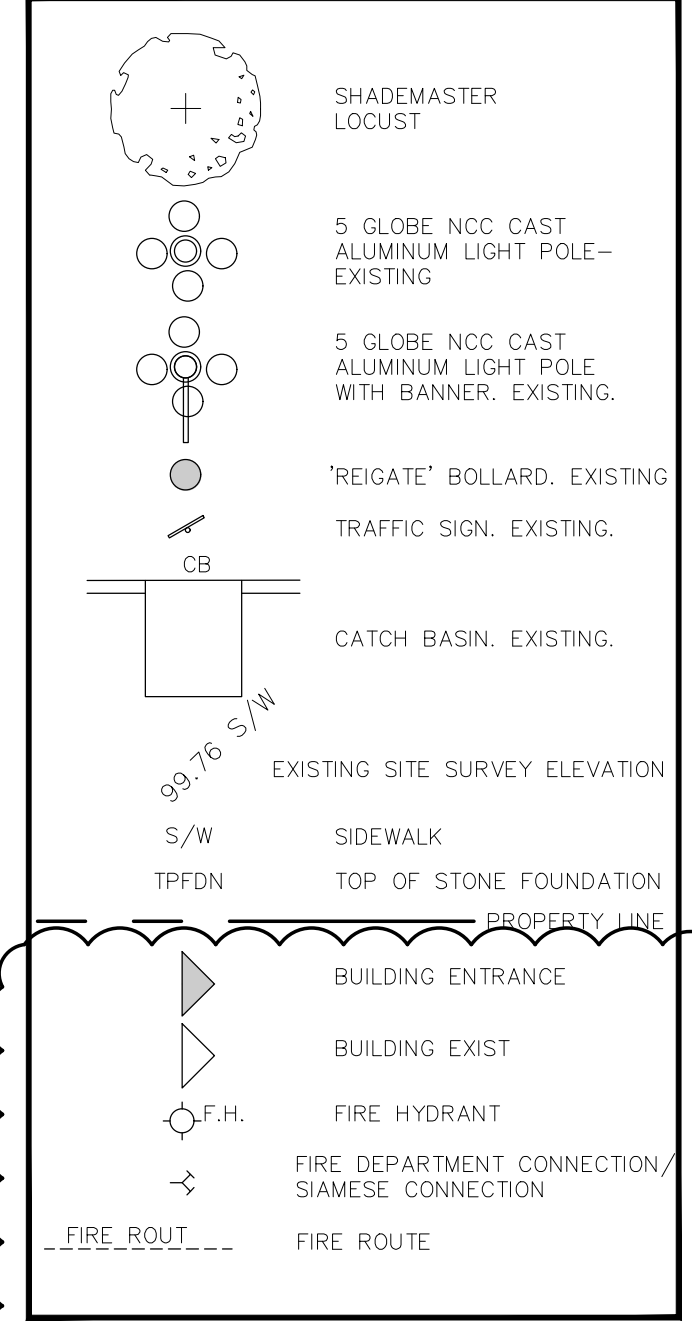


LOCATION PLAN  
SCALE 1:50



LEGEND

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

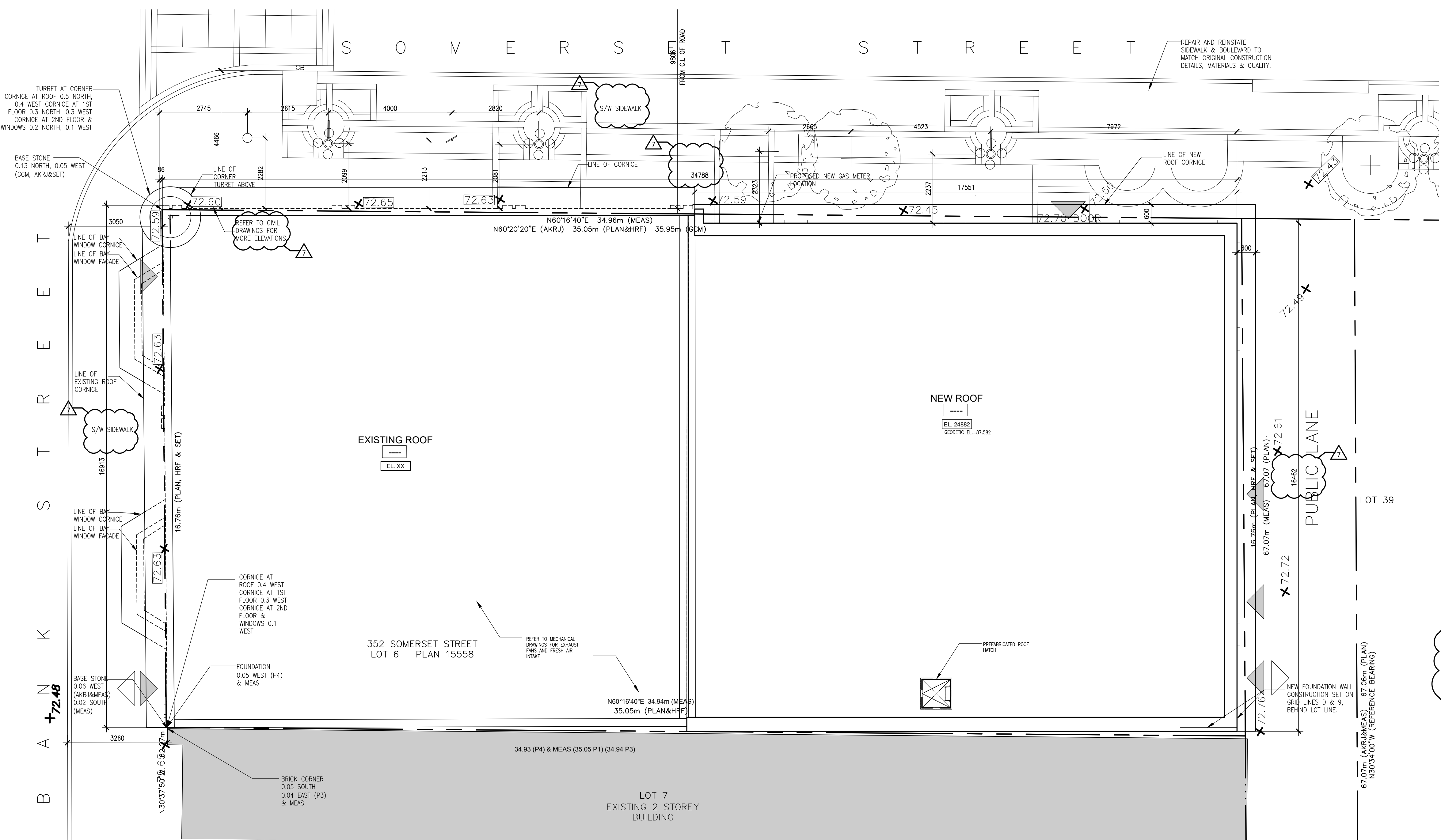
Zone Provisions	Required	Proposed
<b>Traditional Mainstreet Zone (Sections 197-198)</b>		
Minimum Lot Area (m <sup>2</sup> )	No minimum	585.72
Minimum Lot Width (m)	No minimum	16.76
Minimum Front Yard Setback (m) - Non-residential or Mixed-use Building	2	00.00 Existing
Minimum Corner Side Yard Setback (m) - Non-residential or Mixed-use Building	Minimum 3m	0.47
Minimum Interior Side Yard Setback (m) - Mixed-use	3m	00.00 Existing
Minimum Rear Yard Setback (m) - Mixed-use Building	No minimum	00.00 Existing
Maximum Building Height (m)	19	14.8
Maximum Floor Space Index - all other cases	No maximum	± 4
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 - 0.5 per dwelling unit	7	00.00
Commercial - Retail - 1 per 1500 sq.m. of GFA	1	00.00
<b>TOTAL</b>	<b>8</b>	<b>0</b>

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

Residential Uses:	Rate	Provision
All other Non-Residential: Uses - 0 per 350 - 999 sq.m. of GFA (Phase 2 - 819 sq.m. Commercial Uses)	00.00	00.00
<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



1 SITE PLAN  
SCALE 1:75

**Total Gross Floor Area of Building (Commercial/Retail) = 811.36 m<sup>2</sup>**

Basement Level	372.03 m <sup>2</sup>
Ground Level	439.33 m <sup>2</sup>

**Total Gross Floor Area of Building (Residential) = 965.02 m<sup>2</sup>**

Second Level	440.51 m <sup>2</sup>
Third Level	440.51 m <sup>2</sup>
Third Level- Mezzanine	84 m <sup>2</sup>

**Type & Use Per Floor**

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.

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
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

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

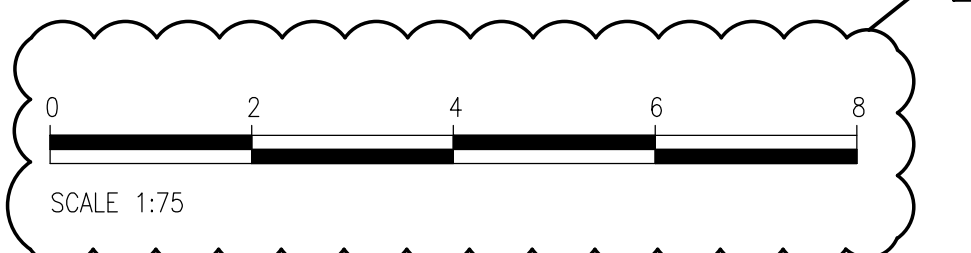
**chmielarchitects**  
200 - 109 Bank Street  
OTTAWA ON K1R 5N5  
T (613) 234-2585  
F (613) 234-6224

**SOMERSET APARTMENTS**

352 SOMERSET STREET, OTTAWA ON K2P 0J9  
PROJECT NO. 21-1962  
DRAWN JA  
SCALE AS SHOWN  
CHECKED RC  
DRAWING TITLE

**SITE PLAN**  
DRAWING NO.

**SP-01**



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**