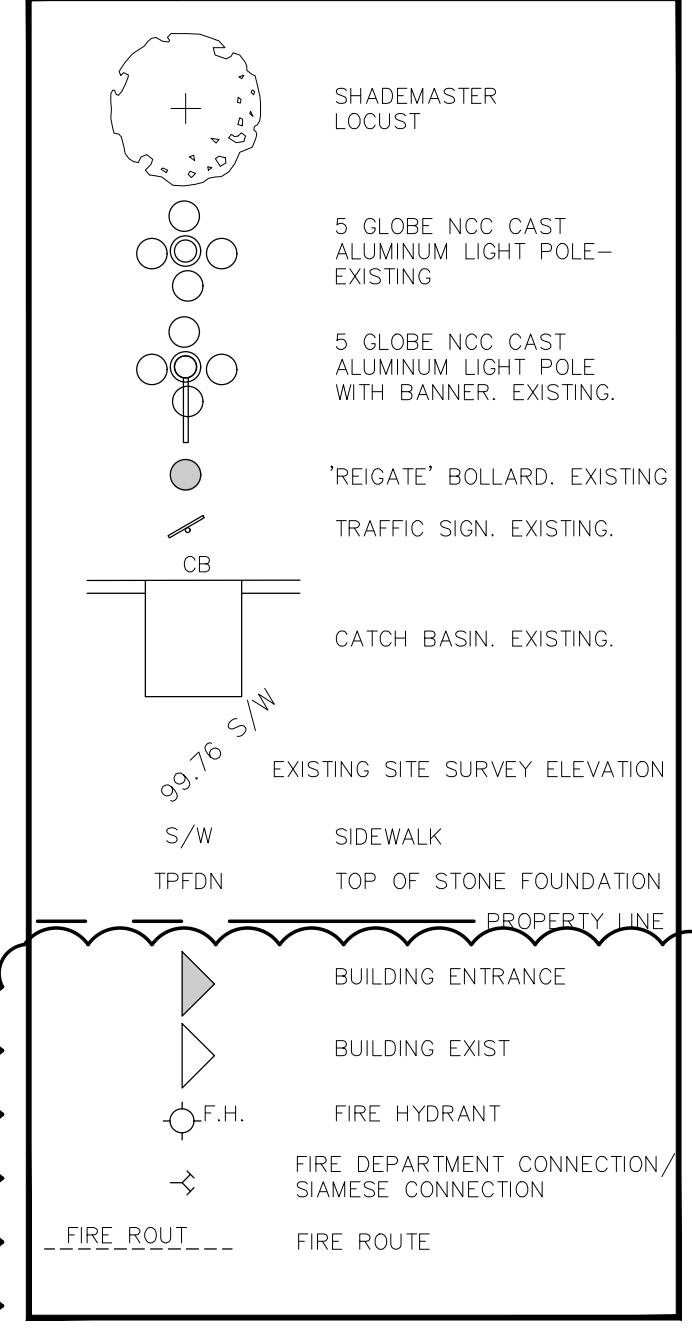


LOCATION PLAN  
SCALE 1:50



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>

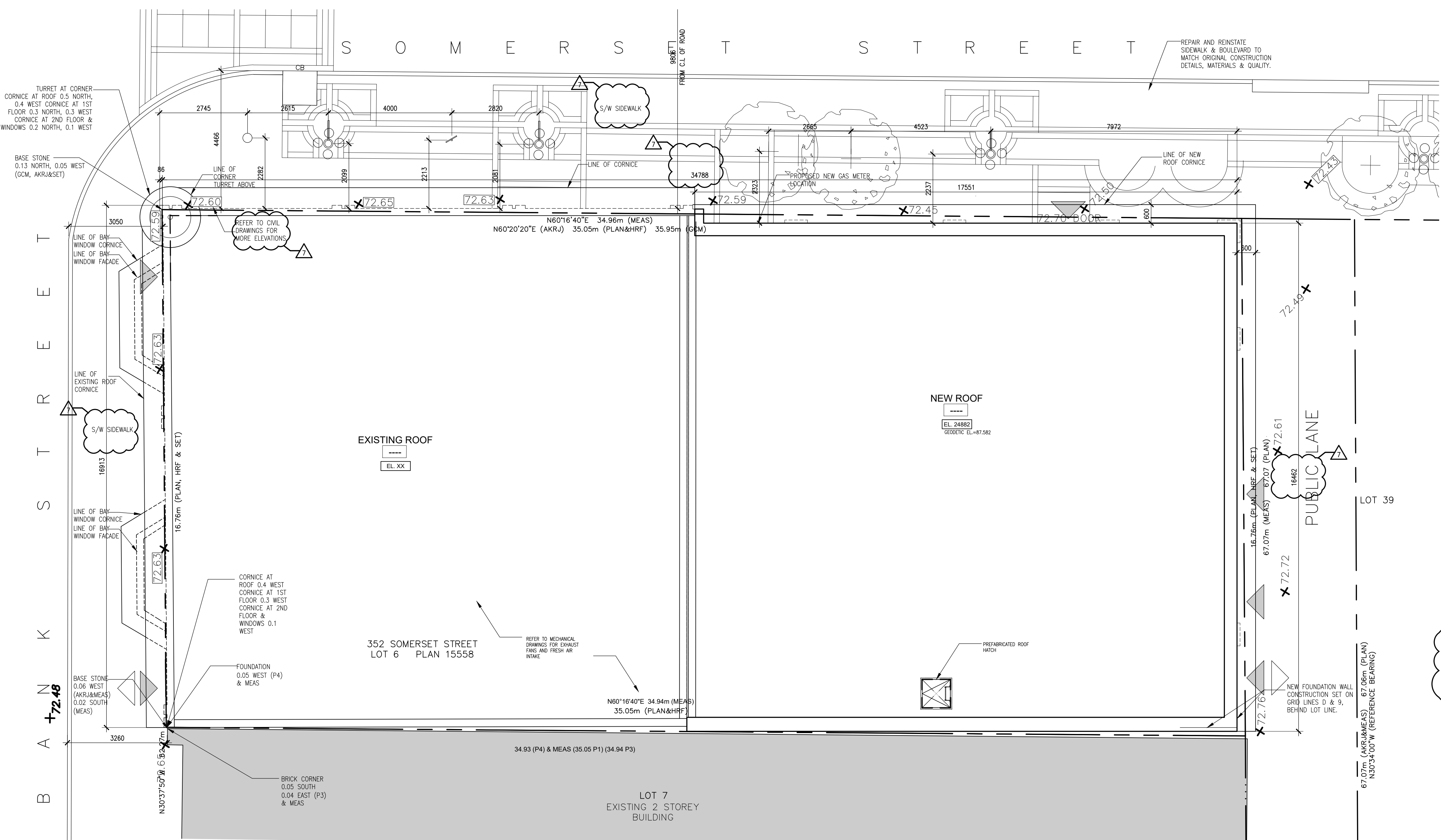
**Minimum Loading Space Rates and Provisions (Section 113)**

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

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



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>

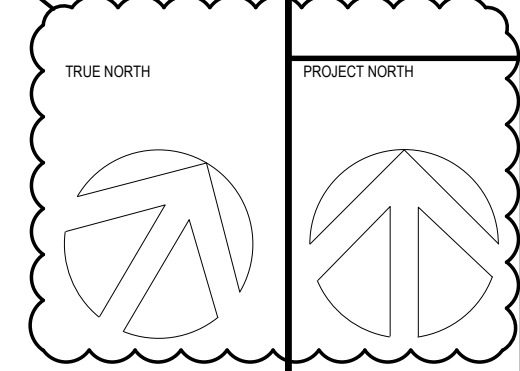
**Total Gross Floor Area of Building (Residential) = 965.02 m<sup>2</sup>**

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.

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



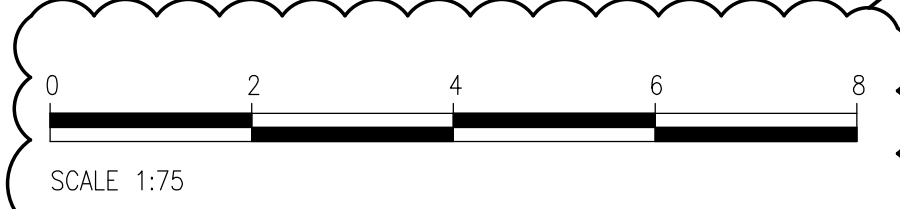
**chmielarchitects**  
200 - 109 Bank Street  
OTTAWA ON K1R 5N5  
T (613) 234-3585  
F (613) 234-6224

**SOMERSET APARTMENTS**

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

**SITE PLAN**

DRAWING NO.



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**

**SP-01**