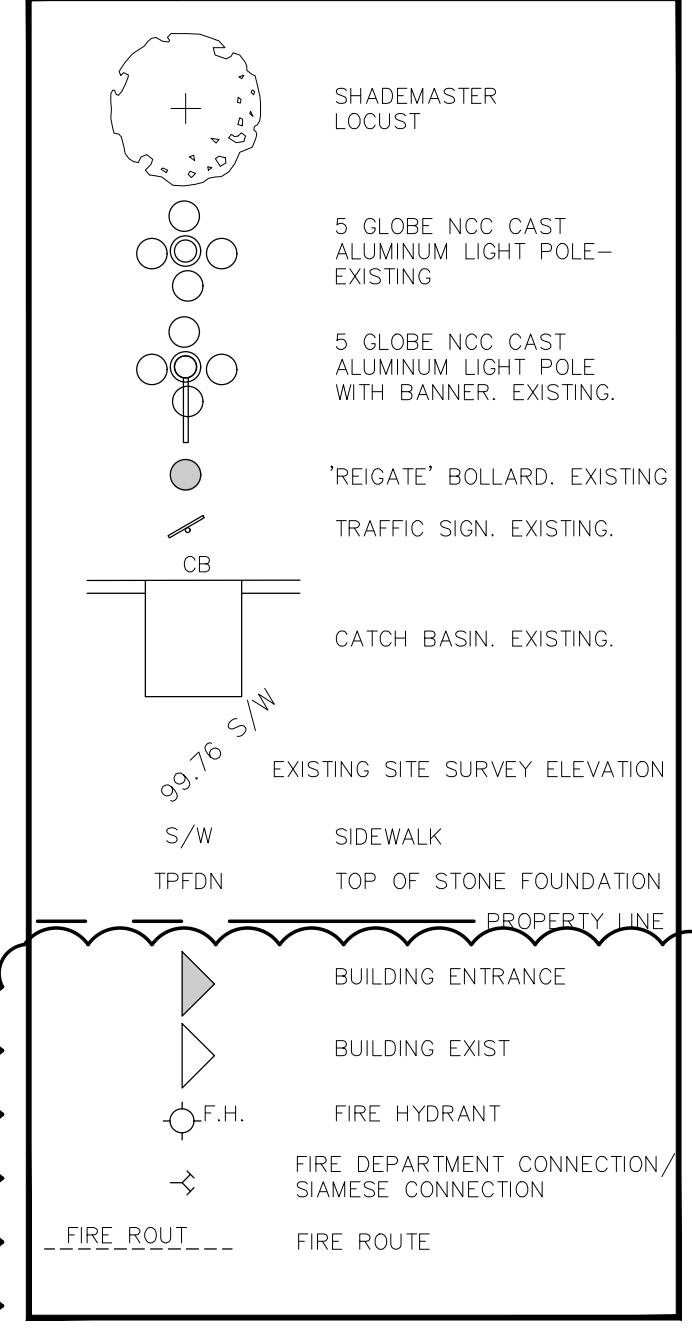


LOCATION PLAN
SCALE 1:100



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) - Non-residential or Mixed-use Building	2	00.00 Existing
Minimum Corner Side Yard Setback (m) - Non-residential or Mixed-use Building	Minimum 3m	0.00
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
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	10
Commercial - Retail - 1 per 250 sq.m. of GFA	3.2	4
TOTAL	10.2	14

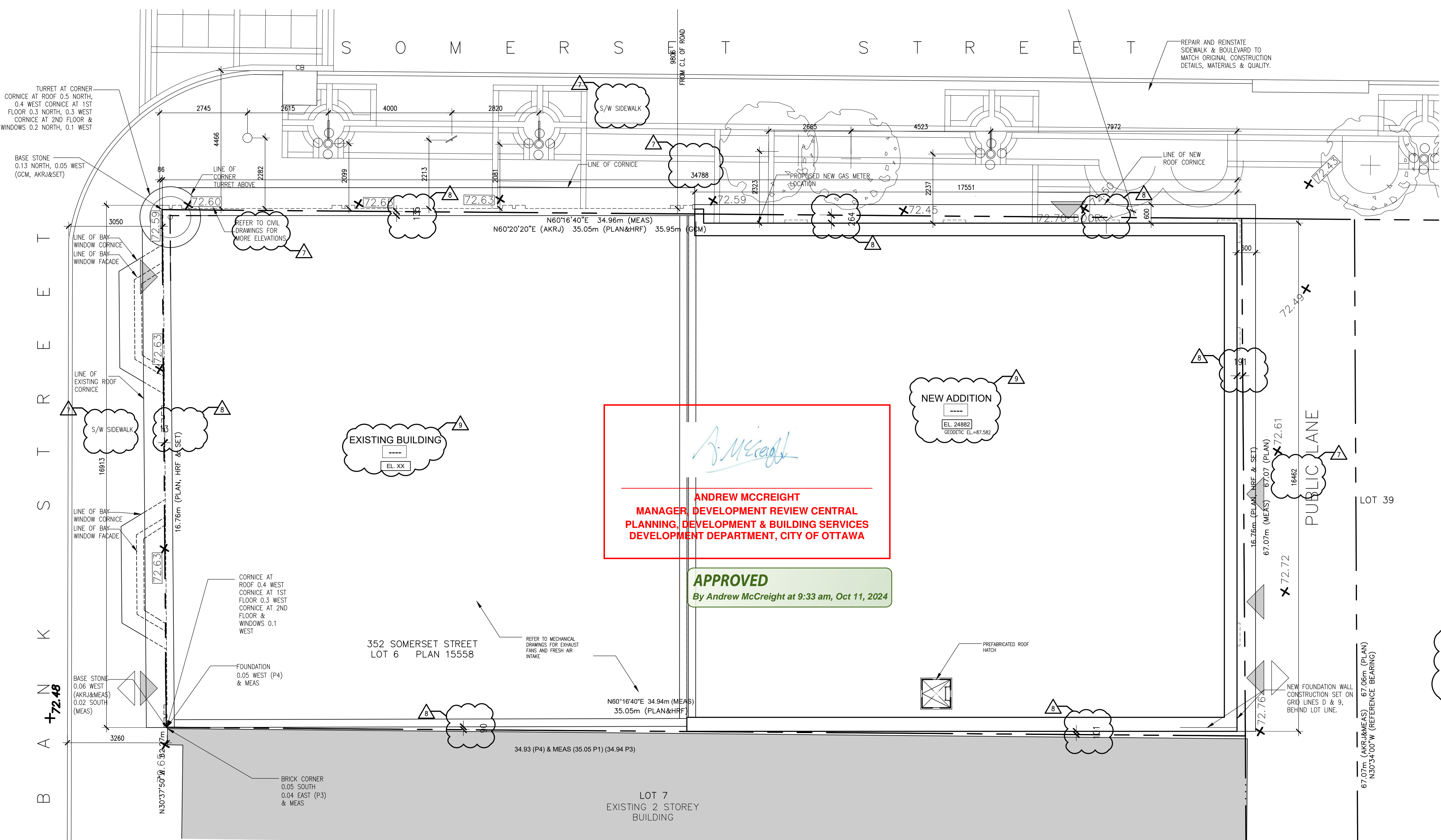
Minimum Loading Space Rates and Provisions (Section 113)

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)		
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)		
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
8	ISSUED FOR PERMIT RESPONSE	23-09-22
9	ISSUED FOR SP 2ND RESPONSE	24-02-13



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

Basement Level	372.03 m ²
Ground Level	439.33 m ²

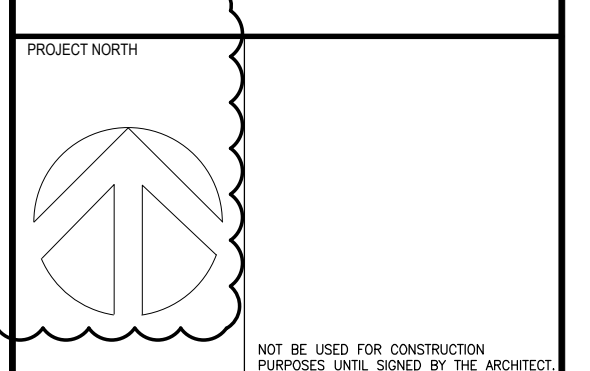
Total Gross Floor Area of Building (Residential) = 965.02 m²

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

Type & Use Per Floor

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 - 188 Bank Street
OTTAWA ON K1R 5N5
TEL (613) 234-3555
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

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

1 SITE PLAN
SCALE 1:75

#18975

D07-12-22-0003