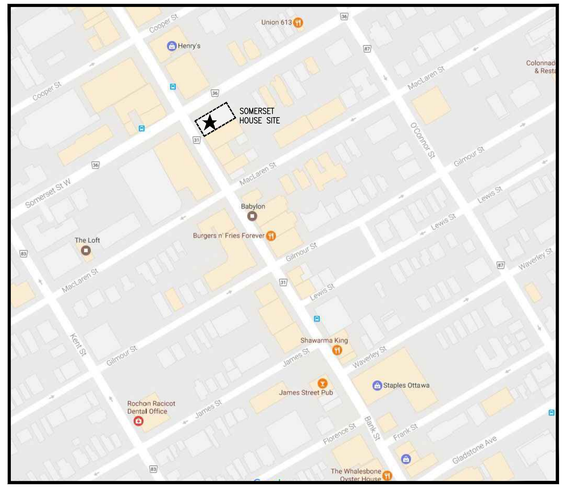



**LOCATION PLAN**
SCALE N.T.S.

LEGEND

SHADEMASTER LOCUST

5 GLOBE NCC CAST ALUMINUM LIGHT POLE

5 GLOBE NCC CAST ALUMINUM LIGHT POLE WITH BANNER

"REIGATE" BOLLARD

TRAFFIC SIGN

CB — CATCH BASIN

99.76 S/W — EXISTING SITE SURVEY ELEVA

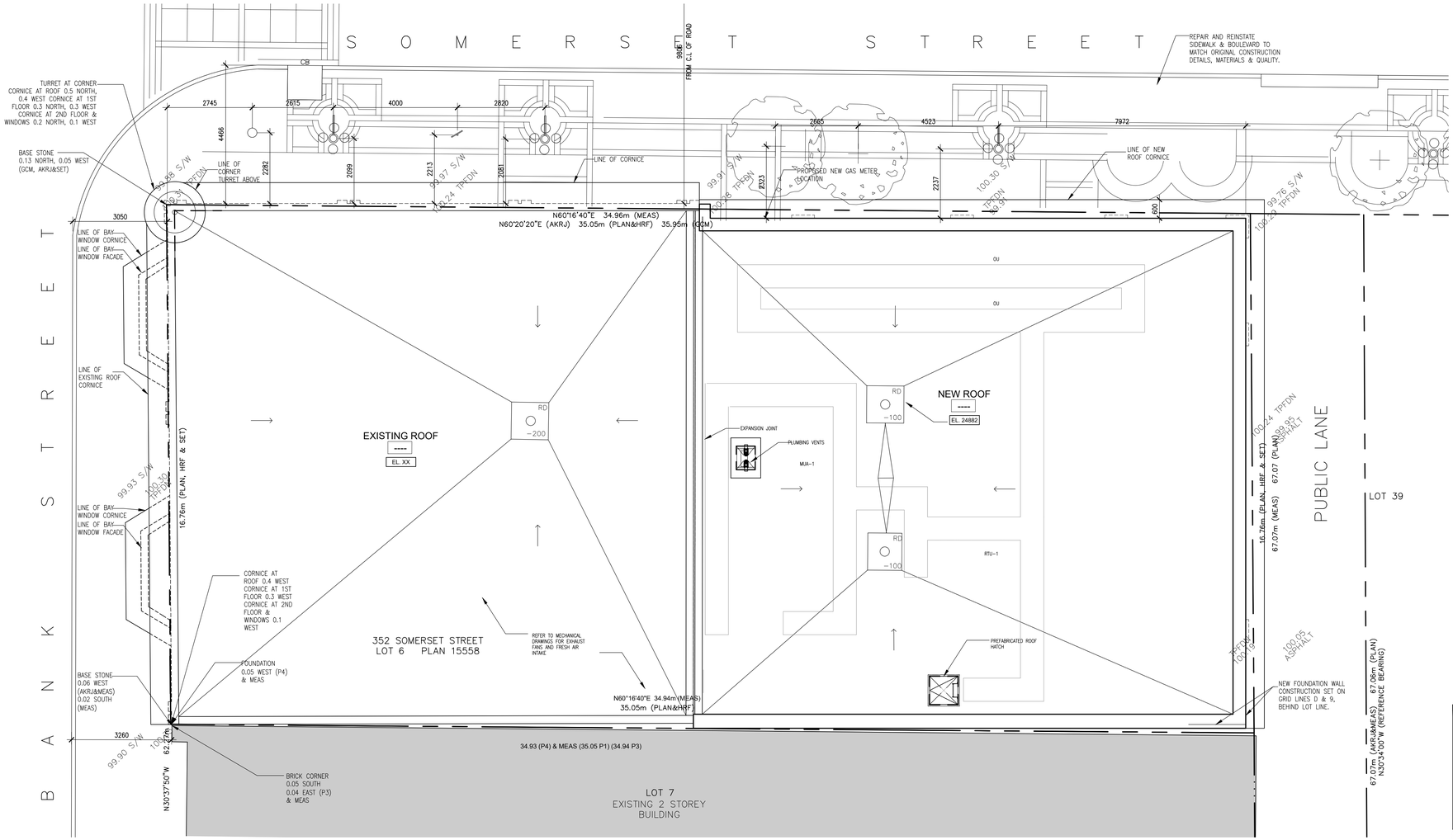
S/W TPFDN — SIDEWALK TOP OF STONE FOUNDATION

PROPERTY LINE

**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 (m2) | No minimum | 585.72 |
| Minimum Lot Width (m) | No minimum | 16.76 |
| Minimum Front Yard Setback (m)<br>- Non-residential or Mixed-use Building | 2 | 00.00 Existing |
| Minimum Corner Side Yard Setback (m)<br>- Non-residential or Mixed-use Building | No minimum<br>Maximum 3m | 0.47 |
| Minimum Interior Side Yard Setback (m)<br>- all other cases | No minimum | 00.00 Existing |
| Minimum Rear Yard Setback (m)<br>- Mixed-use Building | No minimum | 00.00 Existing |
| Maximum Building Height (m) | 19 | 14.8 |
| Maximum Floor Space Index<br>- all other cases | No minimum | ± 4 |
| Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m)<br>- 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<br>- 0.0 per dwelling unit | 00.00 | 00.00 |
| Commercial - Retail | 00.00 | 00.00 |

| **Minimum Bicycle Parking Rates and Provisions (Section 111)** | | |
|---|---|---|
| Apartment Dwelling Unit<br>- 0.5 per dwelling unit | 7 | 00.00 |
| Commercial - Retail<br>- 1 per 1500 sq.m. of GFA | 1 | 00.00 |
| **TOTAL** | **8** | **0** |
| **Minimum Loading Space Rates and Provisions (Section 113)** | | |
| Residential Uses; | None | 00.00 |
| All other Non-Residential; Uses<br>- 0 per 350 - 999 sq.m. of GFA<br>(Phase 2 - 819 sq.m. Commercial Uses) | 00.00 | 00.00 |
| **Amenity Area (Section 137)** | | |
| Minimum Total Amenity Area (sq.m)<br>- 6 sq.m per dwelling unit | 84 | 00.00 |
| Minimum Communal Amenity Area (sq.m)<br>- 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 |




1 A100 **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**

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED 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 AINLEY 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 (NOT YET) | 23-05-24 |
| 6 | ISSUED FOR SPC SUBMISSION R1 | 23-06-09 |

PROJECT NORTH

NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

chmielarchitects
200 - 109 Bank Street
Ottawa ON K1P5N5
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.
SP-01