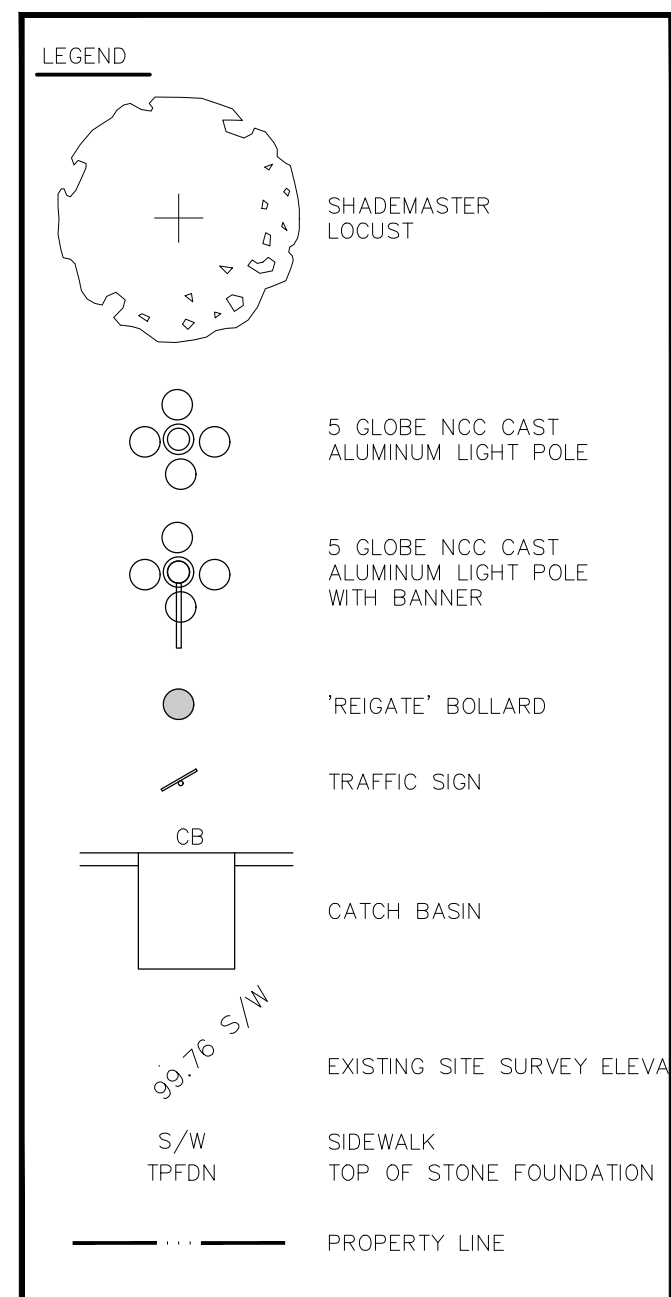


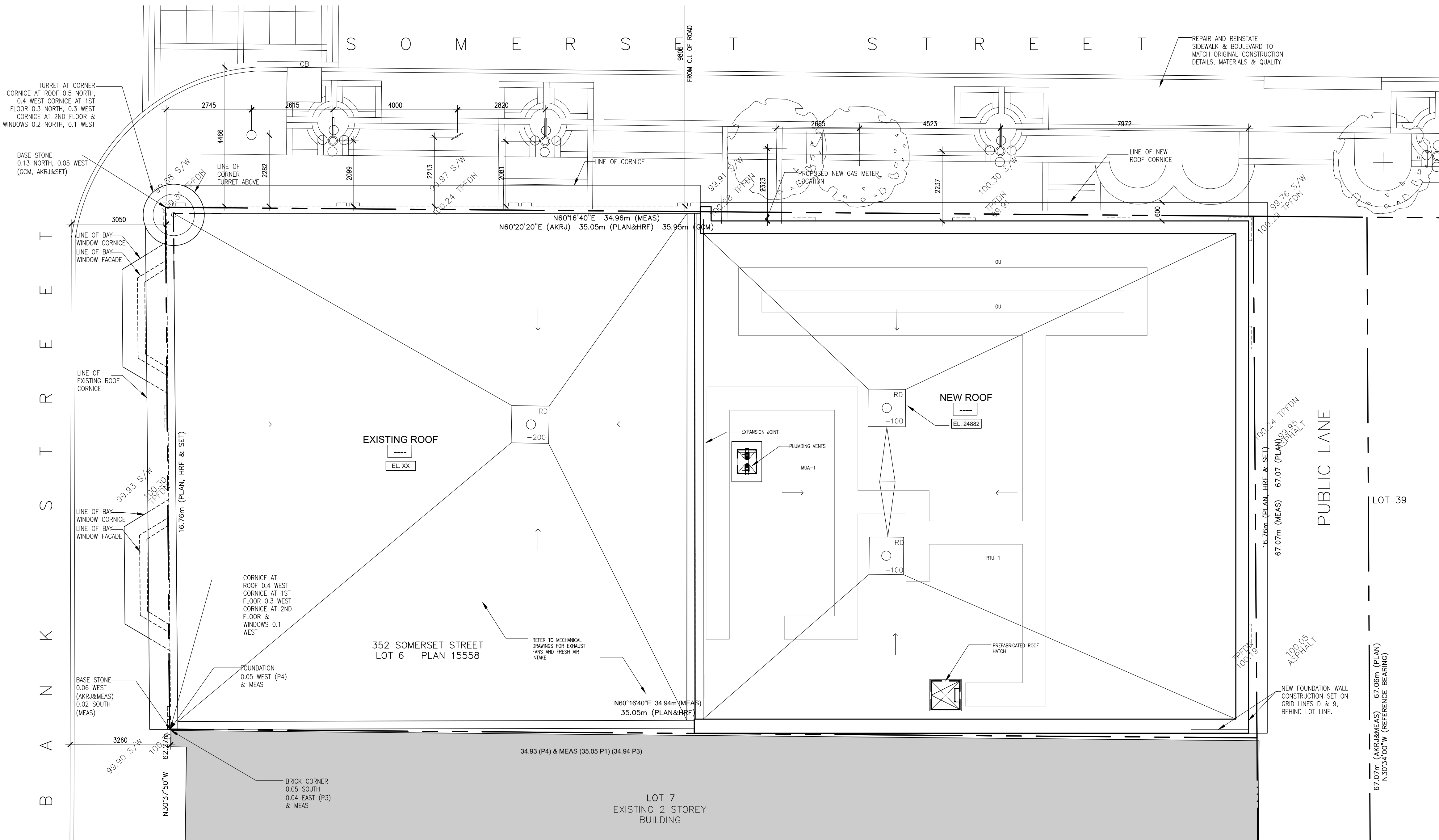
LOCATION PLAN  
SCALE 1:100



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)	2	00.00 Existing
- Non-residential or Mixed-use Building		
Minimum Corner Side Yard Setback (m)	No minimum	0.47
- Non-residential or Mixed-use Building		
Minimum Interior Side Yard Setback (m)	No minimum	00.00 Existing
- all other cases		
Minimum Rear Yard Setback (m)	No minimum	00.00 Existing
- Mixed-use Building		
Maximum Building Height (m)	19	14.8
Maximum Floor Space Index	No minimum	± 4
- all other cases		
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m)	No minimum	00.00
- at rear lot line abutting a non-residential zone		
<b>Parking Requirements (Section 100-114)</b>		
<b>Minimum Parking Space Rates (Section 101) (Area C)</b>		
Dwelling Units in a Mixed-use Building	00.00	00.00
- 0.0 per dwelling unit		
Commercial - Retail	00.00	00.00

Minimum Bicycle Parking Rates and Provisions (Section 111)		
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 (NOT YET)	23-05-24
6	ISSUED FOR SPC SUBMISSION R1	23-06-09
<b>RELEASE / REVISIONS</b>		
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>		
8		0
<b>Minimum Loading Space Rates and Provisions (Section 113)</b>		
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
<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



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 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
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PROJECT NORTH

NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEEMED 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. 21-1962 DRAWN JA  
SCALE AS SHOWN CHECKED RC

**SITE PLAN**

DRAWING NO. SP-01