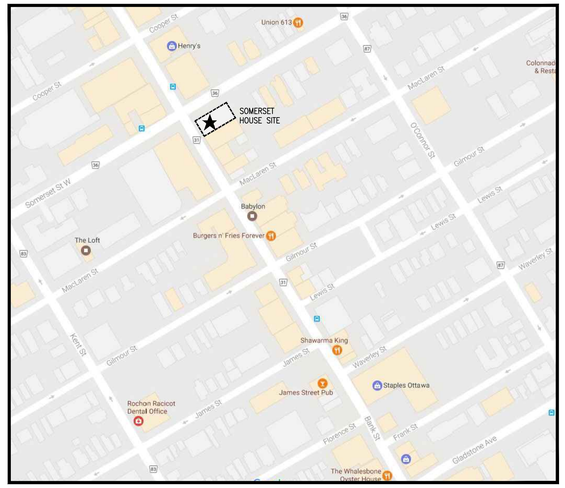


LOCATION PLAN
SCALE N.T.S.

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

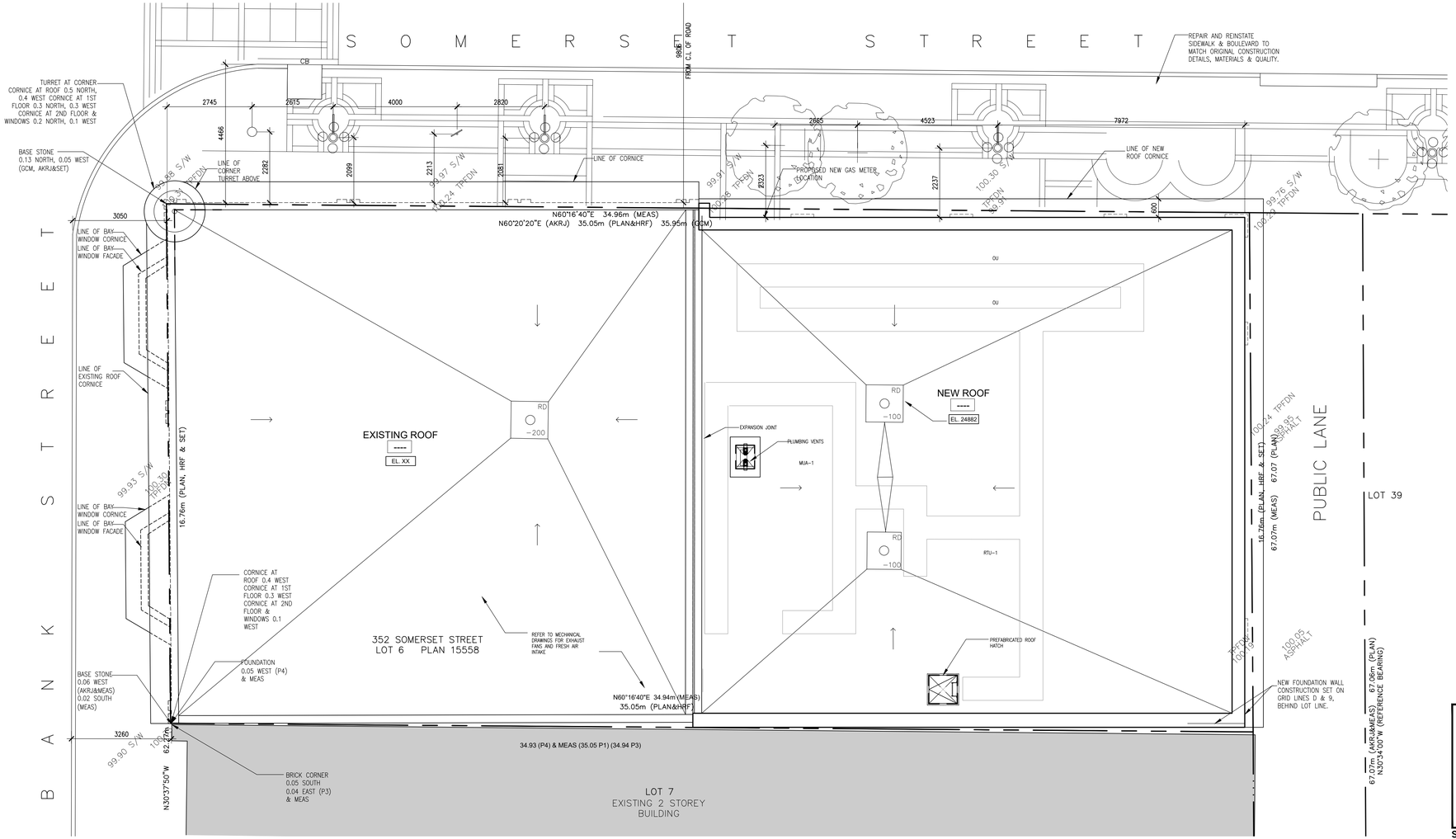
S/W TPFDN — SIDEWALK TOP OF STONE FOUNDATION

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) - Non-residential or Mixed-use Building	2	00.00 Existing
Minimum Corner Side Yard Setback (m) - Non-residential or Mixed-use Building	No minimum Maximum 3m	0.47
Minimum Interior Side Yard Setback (m) - all other cases	No minimum	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 minimum	± 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)		
Apartment Dwelling Unit - 0.5 per dwelling unit	7	00.00
Commercial - Retail - 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 - 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



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