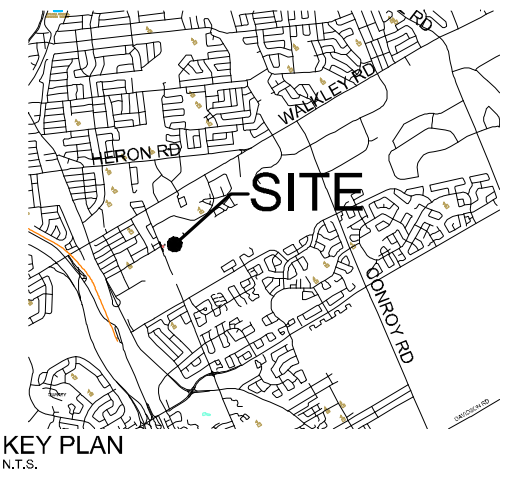


Zoning Provisions: I1A (Minor Institutional)		
City of Ottawa By-Law 2008-250		
Zoning Mechanism	Required	Provided
Minimum Lot Area (m ²)	2,000	35,746.38
Minimum Lot Width (m)	15	114.37
Maximum Lot Coverage (%)	35	37*
Minimum Front Yard Setback (m)	7.5	42.30
Minimum Rear Yard Setback (m)	7.5	125.08
Minimum Interior Yard Setback (m) (north side)	7.5	11.00
Minimum Interior Yard Setback (m) (south side)	3	4.24
Maximum Floor Space Index	No max	0.18
Maximum Building Height (m)	11	+/- 6.5
Minimum Landscaped Area of Parking Lot (%)	15	10.11*
Minimum Width Landscaped Buffer (m) (north side)	3	0.00*
Minimum Width Landscaped Buffer (m) (south side)	3	0.00*

*Existing legal, non-complying

DON HERWEYER, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

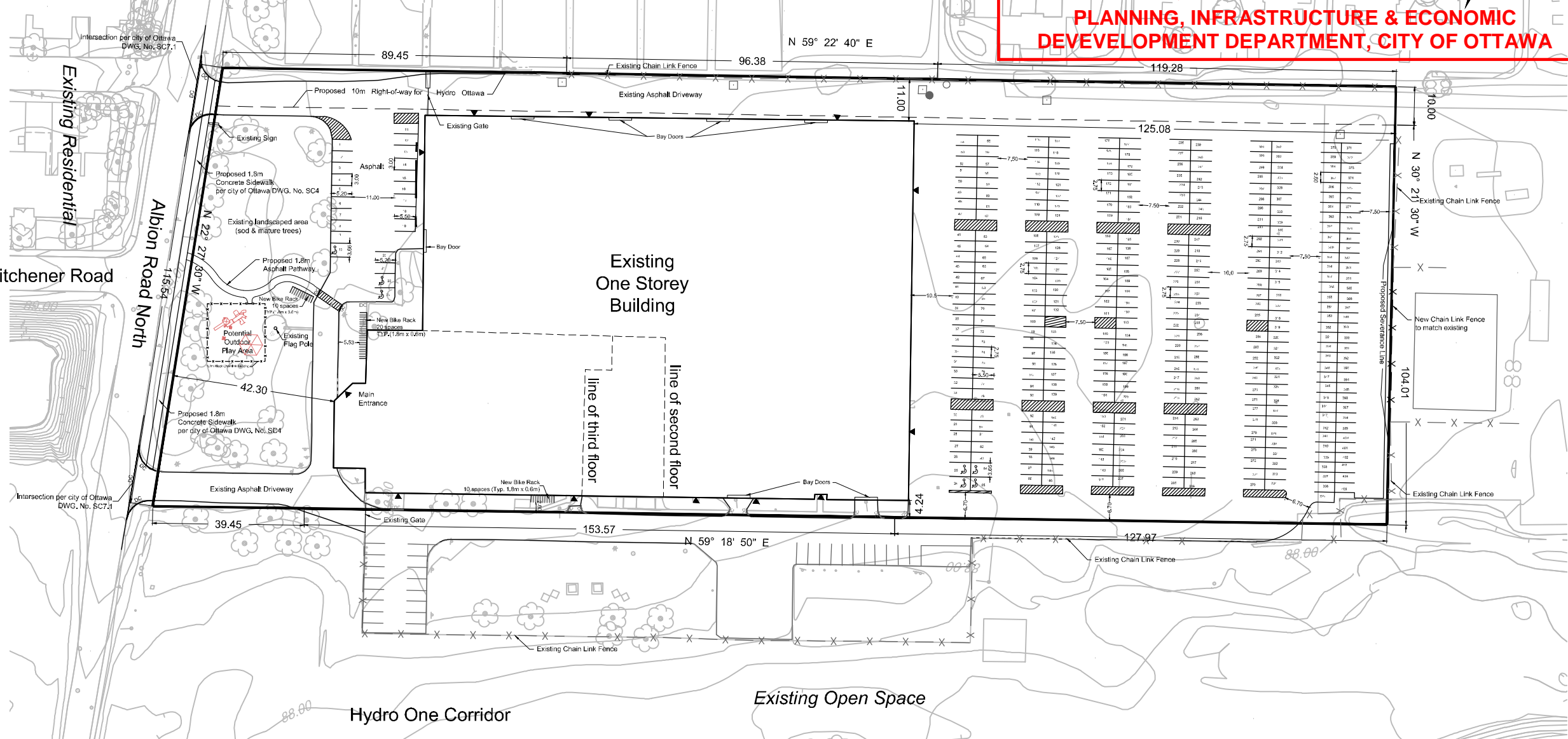
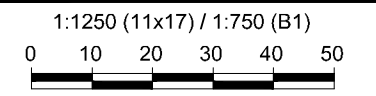


SITE PLAN

(Existing Conditions except as noted)

PART LOT 1, CON 4 (Rideau Front)
 TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA

AHLUL-BAYT ISLAMIC SCHOOL
 3025 Albion Road North



Vehicle Parking Requirements			
Use	Calculation	Space	Required
Place of Worship	10 spaces per 100m ² assembly area GFA	2,509.13 m ²	251
Community Centre	4 spaces per 100m ² GFA	1,468 m ²	59
Elementary School	1.5 spaces per classroom	16 classrooms	24
Warehousing	0.8 spaces per 100m ² GFA	6,497.92 m ²	52
Office Space	2.4 spaces per 100m ² GFA	272.9 m ²	7
Total Required Parking: 393			
Total Provided Parking: 405 (includes Physically Handicapped spots)			
Total Required Spaces Reserved for Physically Handicapped: 5			
Total Provided Spaces Reserved for Physically Handicapped: 7			

Loading Space Requirements				
Use	Calculation	Required	Provided	
Warehouse, Place of Worship and School	2 per 5,000 – 9,999 m ² GFA	2	0*	
Office	0 per less than 350 m ²	0	0	
All other non-residential uses (Community Centre)	1 per 350 – 1999 m ²	1	0*	
Oversized Loading Space	1 per 5,000 m ² of warehouse space plus other required	1	0*	
Total Required Loading Spaces: 3 + 1 oversized				
Total Provided Loading Spaces: 0*				

*Existing legal, non-complying

Bicycle Parking Requirements				
Use	Calculation	Space	Required	
Non-residential use	1 per 1,500 m ² GFA	6,646 m ²	5 horizontal	
Office	1 per 250m ² GFA	272.9 m ²	2 horizontal	
School	1 per 100 m ² GFA	2,413.8 m ²	25 horizontal	
Warehouse	1 per 2,000 m ² GFA	6,497.92 m ²	4 horizontal	
Total Required Bicycle Parking: 36				
Total Provided Bicycle Parking: 40				

Typical Bicycle Parking Dimensions are 1.8m x 0.6m

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