



A. Jamri Omar Mosque 3990 Old Richmond Rd
B. 4000 Old Richmond Rd
C. 572 Moodie Dr.

0 KEY MAP
 Scale: NTS

GROSS FLOOR AREA		
USE	GFA (M ²)	UNITS
ASSISTED LIVING/ APARTMENT BUILDING	1,316	60
GROUND FLOOR PARKING	139	9
BASEMENT PARKING	2,125	84 SPACES
STACKED DWELLING	1,184	6
TOTAL	4,764	60+6 UNITS
EXISTING MOSQUE	4,404	

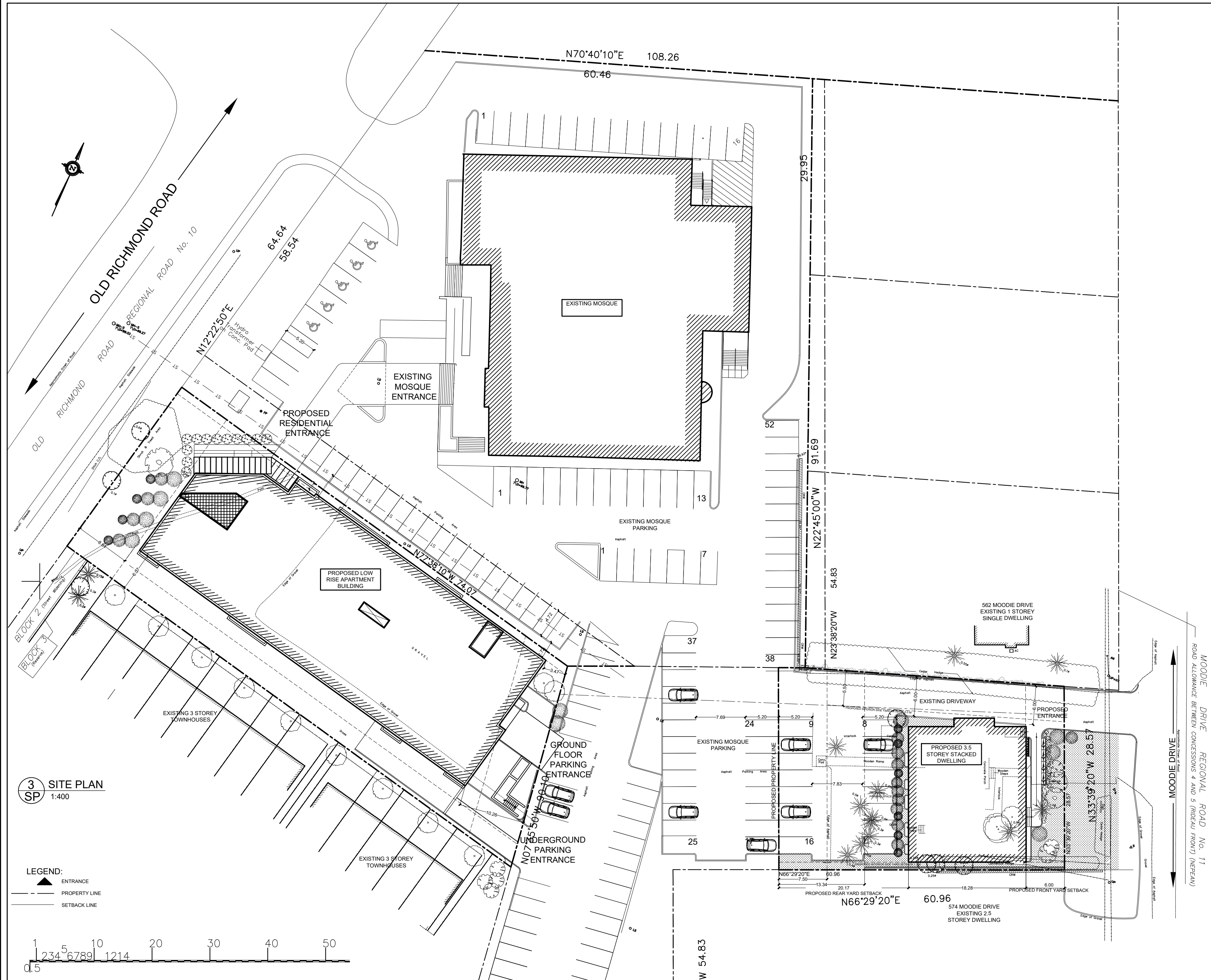
BICYCLE PARKING REQUIREMENTS			
BICYCLE PARKING	RATE	REQUIRED	PROPOSED
BUILDING "A"	/UNIT	30	30
STACKED DWELLING	0.5/UNIT	3	3
TOTAL		30 + 3	30 + 3

PARKING DIMENSIONS		
PARKING	DIMENSIONS	PROPOSED
BARRIER FREE TYPE A	3.4 M x 5.2 M W/ 1.5 M AISLE	1
BARRIER FREE TYPE B	2.4 M x 5.2 M W/ 1.5 M AISLE	2
PARKING SPACE	2.6 M x 5.2 M	70
SMALL PARKING SPACE	2.4 M x 5.2 M	3

PARKING REQUIREMENTS			
PARKING	RATE	REQUIRED	PROPOSED
EXISTING (MOSQUE)		165	181 EXISTING
ACCESSIBLE PARKING			5 EXISTING
NUMBER OF REMOVED PARKING SPACES			11 REMOVED
TOTAL			175 REMAINED
ASSISTED LIVING-BUILDING "A"	(1.2 + 0.25)/2 = 0.725/UNIT, 1.2-APARTMENT BLDG, 0.25-RETIREMENT HOME	0.725x60 = 43.5	
GROUND FLOOR LEVEL			9
BASEMENT LEVEL			64
ACCESSIBLE PARKING	N/A	N/A	3
TOTAL			73
STACKED DWELLING	1.2/UNIT	7.2	7.2
VISITOR PARKING	RATE	REQUIRED	PROPOSED
VISITOR PARKING (BUILDING "A")	0.2/UNIT	12	12
VISITOR PARKING (STACKED DWELLING)	0.2/UNIT	1.2	1.2
SUBTOTAL		13.2	13
EXTERIOR			0 NEW PARKING SPACES
INDOOR (GROUND FLOOR + BASEMENT)			73 NEW
TOTAL			73 NEW PARKING SPACES
LANDSCAPE BUFFER	RATE	REQUIRED	PROPOSED
BUILDING "A"	N/A	N/A	N/A
STACKED DWELLING	NOT ABUTTING A STREET	1.5 M	1.5 M
STACKED DWELLING	15% OF THE AREA OF ANY PARKING LOT	EXISTING	EXISTING+42.6 M ²

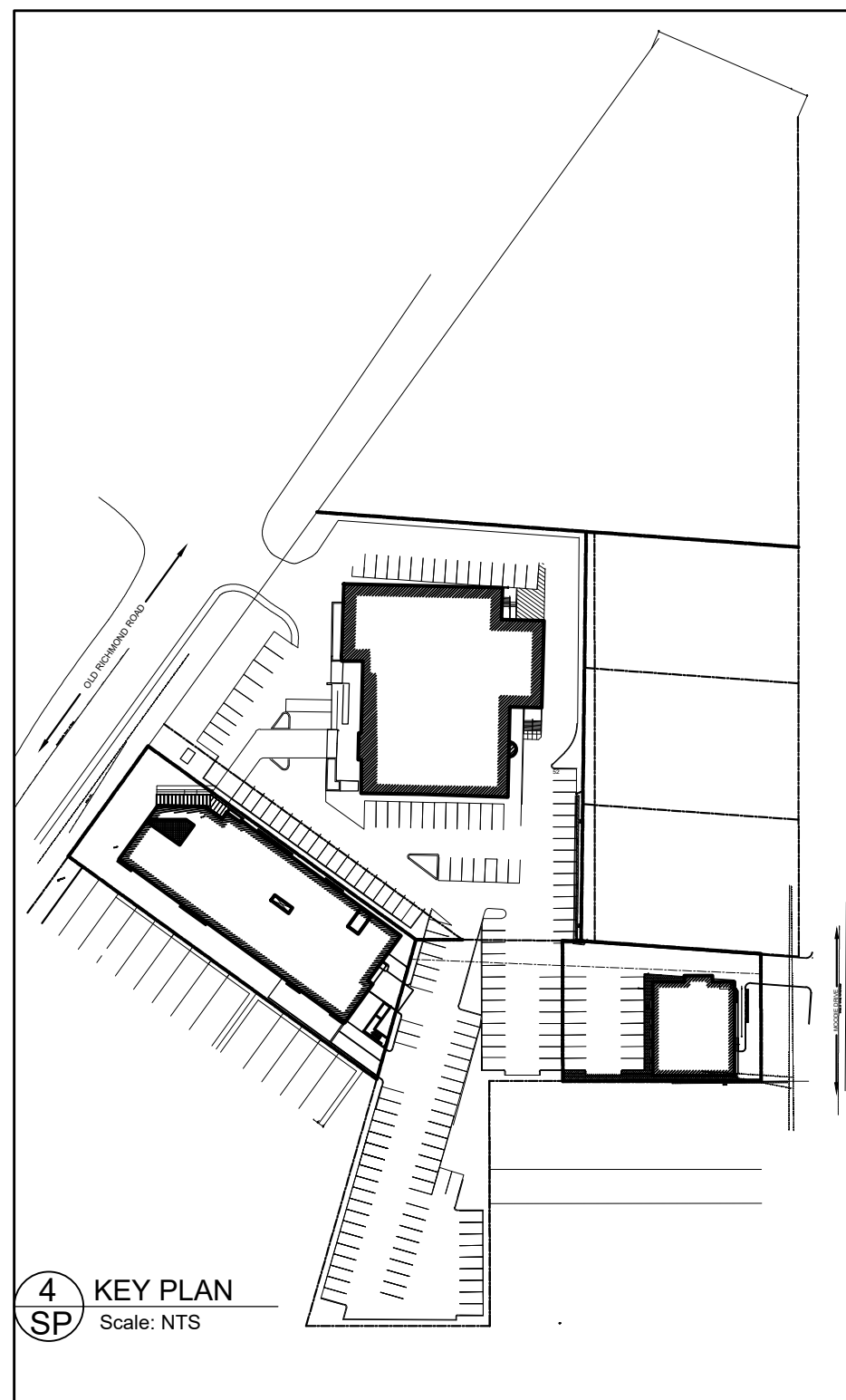
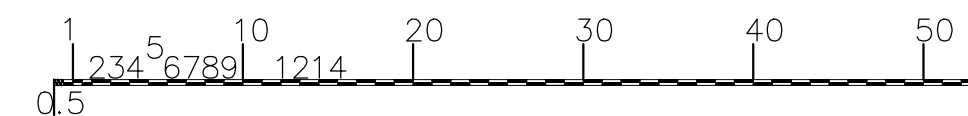
ZONING REQUIREMENTS			
LOW-RISE APARTMENT BUILDING	EXISTING REQUIREMENT FOR R1FF	REQUIREMENT FOR R4Z	PROPOSED
MINIMUM LOT WIDTH	19.5 M	18 M	30.37 M
MINIMUM LOT AREA	600 M ²	450 M ²	2,396 M ²
MINIMUM FRONT YARD SETBACK	6 M	3 M	9.14 M
MINIMUM REAR YARD SETBACK	30% OF LOT DEPTH=23.76 M	THE MINIMUM REQUIRED REAR YARD SETBACK IS 6 METRES NOTWITHSTANDING THE FOREGOING, WHERE THE REAR LOT LINE ABUTS THE INTERIOR SIDE LOT LINE OF AN ABUTTING LOT, THE MINIMUM REQUIRED REAR YARD SETBACK IS EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF THE ABUTTING LOT ALONG EACH POINT OF THE SHARED LOT LINE.	3.39 M - 10.15 M
MINIMUM INTERIOR SIDE YARD SETBACK	MIN. TOTAL IS 2.1 M, ONE SIDE NO LESS THAN 0.9 M	1.5 M (FOR HEIGHT LESS THAN 11 M), 3 M FOR HEIGHT GREATER THAN 11), OTHERWISE 6M	5.9 M & 1.22 M
MINIMUM CORNER SIDE YARD SETBACK	4.5 M	N/A	N/A
MAXIMUM HEIGHT	9.5 M	14.5 M	12 M
CONDITIONAL USE	N/A	N/A	N/A
PERMITTED PROJECTIONS INTO REQUIRED YARDS - BALCONIES, MAX. PROJECTION		2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE	0.6 M
PERMITTED PROJECTIONS INTO REQUIRED YARDS - CANOPIES AND AWNINGS		1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE.	0.6 M
PERMITTED PROJECTIONS INTO REQUIRED YARDS - CANOPIES AND AWNINGS		A DISTANCE EQUAL TO 1/4 THE DEPTH OF A FRONT, REAR OR CORNER SIDE YARD BUT NOT CLOSER THAN 0.6 M TO A LOT LINE.	0.6 M
AMENITY AREA	N/A	6 M ² PER DWELLING UNIT = 360 M ² COMMUNAL AMENITY AREA - A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	281 M ² (50% COMMUNAL)

LOW-RISE APARTMENT BUILDING
3990 OLD RICHMOND ROAD
STACKED DWELLING
572 MOODIE DRIVE

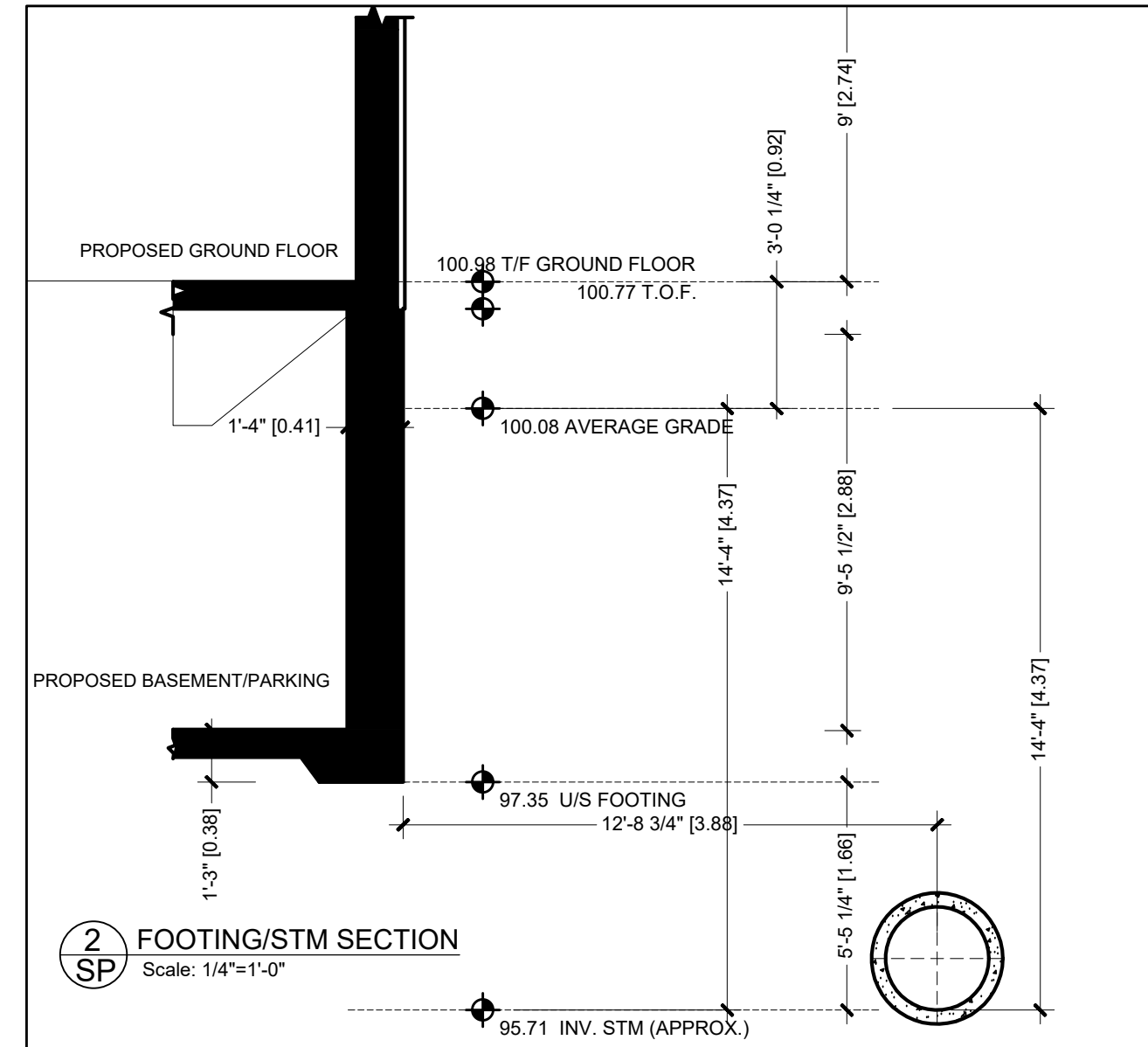


3 SITE PLAN
 Scale: 1:400

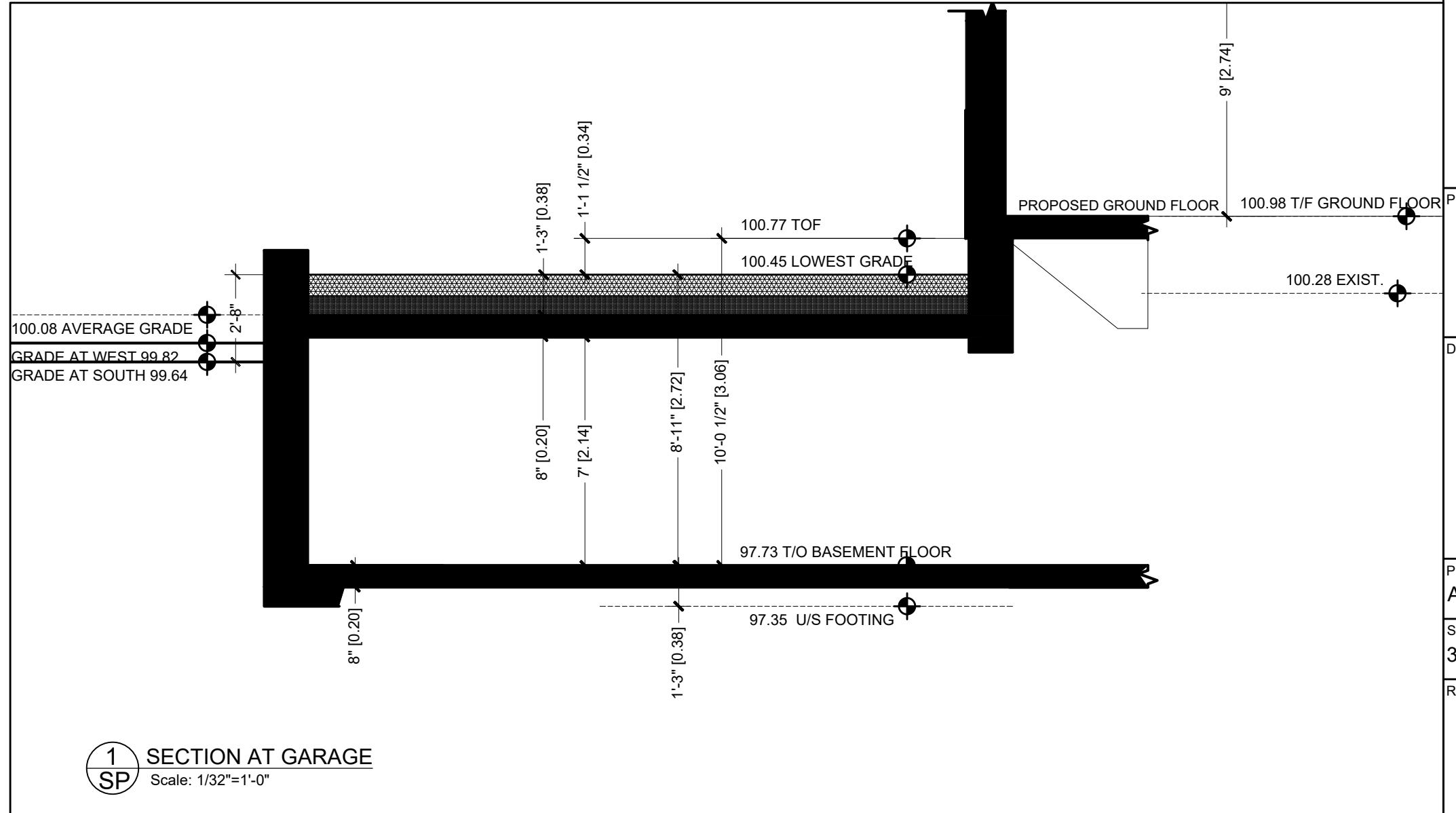
LEGEND:
 ENTRANCE
 PROPERTY LINE
 SETBACK LINE



4 KEY PLAN
 Scale: NTS



2 FOOTING/STM SECTION
 Scale: 1/4"=1'-0"



1 SECTION AT GARAGE
 Scale: 1/32"=1'-0"

10		
09		
08		
07		
06		
05	ISSUED FOR BUILDING PERMIT	
04	ISSUED FOR BUILDING PERMIT	
03	ISSUED FOR ZONING AMENDMENT	03/08/2022
02	ISSUED FOR COORDINATION	11/05/2021
01	ISSUED FOR PRELIMINARY DESIGN REVIEW	10/22/2020
NO	REVISION	DATE

NOTE:
 1. All dimensions are to be checked onsite. Discrepancies or ambiguities should be reported prior to work on site or ordering materials.
 2. All work to comply with Ontario Building Code.
 3. All dimensions include thickness of gypsum board on stud walls.
 4. Drawings to be read in conjunction with structural drawings.

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PROJECT TITLE:
ZONING AMENDMENT
3990 OLD RICHMOND ROAD &
572 MOODIE DRIVE

DRAWING TITLE:
 SITE PLAN, SECTIONS, ZONING INFORMATION

PROJECT START DATE:
 APRIL, 2019

DRAWN BY:
 ZK

SCALE:
 3/16" = 1'-0"

JOB No.:
 1917

REVIEWED BY:

SHEET No.:

SP