

LEGEND:

	ENTRANCE
	PROPERTY LINE
	SETBACK LINE
	PERMEABLE ASPHALT
	INTERLOCKING WALKWAY
	GRASSED AREA
	RIVER STONE
	LIGHT STANDARD



3 SITE PLAN
SP 1:400

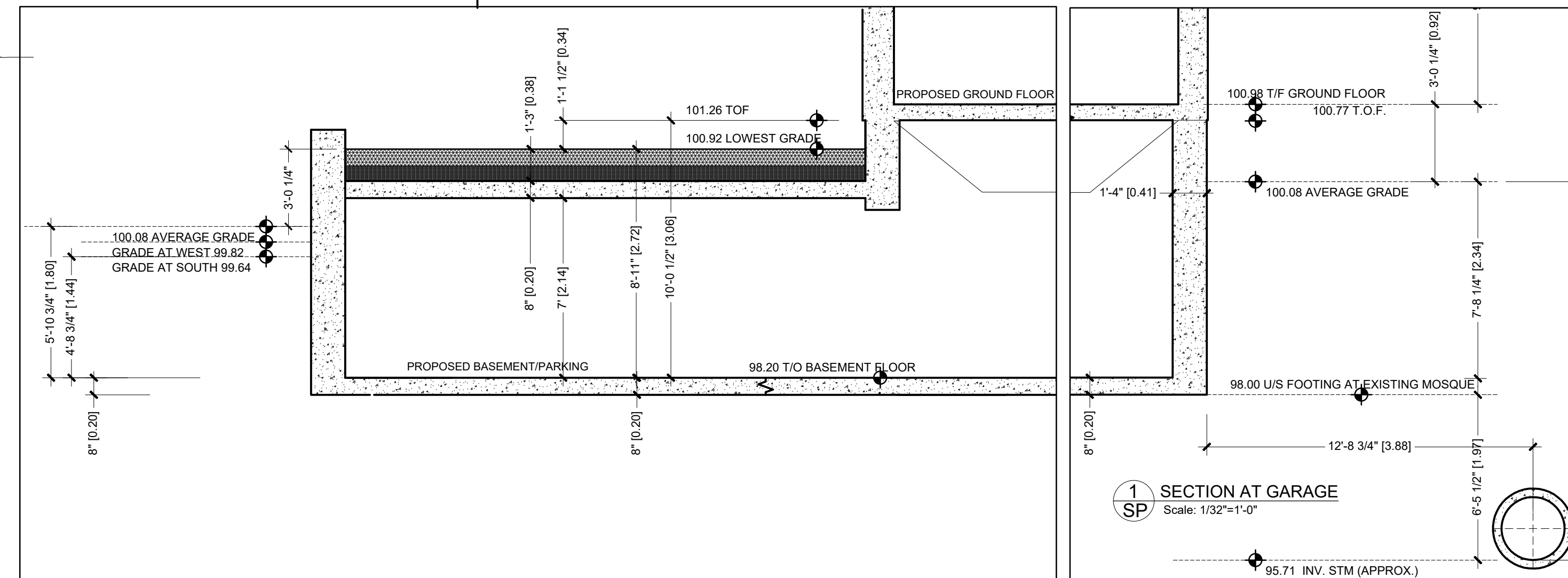
	R4Z ZONING		S72 MOODIE STACKED DWELLING 6 UNITS	
	REQUIREMENT	PROPOSED	REQUIREMENT	PROPOSED
MINIMUM LOT WIDTH	18 M	30.37 M	18	18 M
MINIMUM LOT AREA	450 M ²	2,396 M ²	450 M ²	1,341.9 M ² (14,444sqft)
MINIMUM FRONT YARD SETBACK	3 M	9.14 M	3 M	6 M
MINIMUM REAR YARD SETBACK	THE MINIMUM REQUIRED REAR YARD 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 = 7.5 M	3.38 M - 10.15 M RELIEF REQUESTED	30% OF LOT DEPTH=18.29 M	20.17 M
MINIMUM INTERIOR SIDE YARD SETBACK	1.5 M (FOR HEIGHT LESS THAN 11 M), 3 M FOR HEIGHT GREATER THAN 11), OTHERWISE 6M	5.9 M & 1.22 M RELIEF REQUESTED	1.5 M	1.2 M RELIEF REQUESTED
MINIMUM CORNER SIDE YARD SETBACK	N/A	N/A	N/A	N/A
MAXIMUM HEIGHT	14.5 M	10.96 M	14.5 M	12.5 M
CONDITIONAL USE	N/A	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	2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE	2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE
PERMITTED PROJECTIONS INTO REQUIRED YARDS - CANOPIES AND AWNINGS	A DISTANCE EQUAL TO 1/2 THE DEPTH OF A FRONT, REAR OR CORNER SIDE YARD BUT NOT CLOSER THAN 0.6 M TO A LOT LINE.	0.6 M	1.8 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE	1.8 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE
AMENITY AREA	6 M ² PER DWELLING UNIT = 252 M ² COMMUNAL AMENITY AREA = A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	281 M ² (50% COMMUNAL)	N/A	N/A
SOFT LANDSCAPING, Schedule 342, Section 139(1)	40% OF FRONT YARD	2,840 SQ.FT. X.4 = 1,790 SQ.FT. = 63%	40% OF FRONT YARD	1,860SQ.FT. X.4 = 983 SQ.FT. = 55%
LANDSCAPING, Section 161(8)	30% OF LOT AREA	7,932 SQ.FT. / 26,134=30%	2,119 / 14,346=14.7% RELIEF REQUESTED	ADD ROW = 27.5%

BUILDING	CATEGORY	PARKING REQUIREMENTS	
		RATE	REQUIRED PROPOSED
EXISTING MOSQUE			165 REQUIRED 186 PROVIDED; 5 ACCESSIBLE PARKING INCLUDED 21 IN NEW RETIREMENT HOME
RETIREMENT HOME	GENERAL	0.25 PER DWELLING PLUS 1 PER 100 SQ.M. OF GROSS FLOOR AREA USED FOR MEDICAL, HEALTH OR PERSONAL SERVICES	0.25 X 42 = 10.5 OR 11 13 GROUND FLOOR 41 BASEMENT LEVEL 45 TOTAL
	ACCESSIBLE PARKING	N/A	N/A 3 INCLUDED ABOVE
	VISITOR PARKING	0.2/UNIT	8.4 9
	TOTAL		19 54 TOTAL
	BICYCLE PARKING	.25 PER UNIT	9 35
STACKED DWELLING			
	VISITOR PARKING	0.2/UNIT	1.2 1
	TOTAL		8.4 8
	BICYCLE PARKING	.5 PER UNIT	3 6



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

0 KEY MAP
Scale: NTS



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

JAMI OMAR MOSQUE
3990 OLD RICHMOND ROAD

PROPOSED RETIREMENT HOME
4000 OLD RICHMOND ROAD
 for
JAMI OMAR MOSQUE

PROPOSED STACKED DWELLINGS
572 MOODIE DRIVE
 for
JAMI OMAR MOSQUE

NO.	REVISION	DATE
10		
09		
08		
07		
06	REISSUED FOR BUILDING PERMIT	
05	ISSUED FOR BUILDING PERMIT	
04	ISSUED FOR ZONING REVIEW	10/31/2022
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
ZONING INFORMATION

PROJECT START DATE: APRIL, 2019	DRAWN BY: ZK
SCALE: 3/16" = 1'-0"	JOB No.: 1917
REVIEWED BY:	SHEET No.:

SP