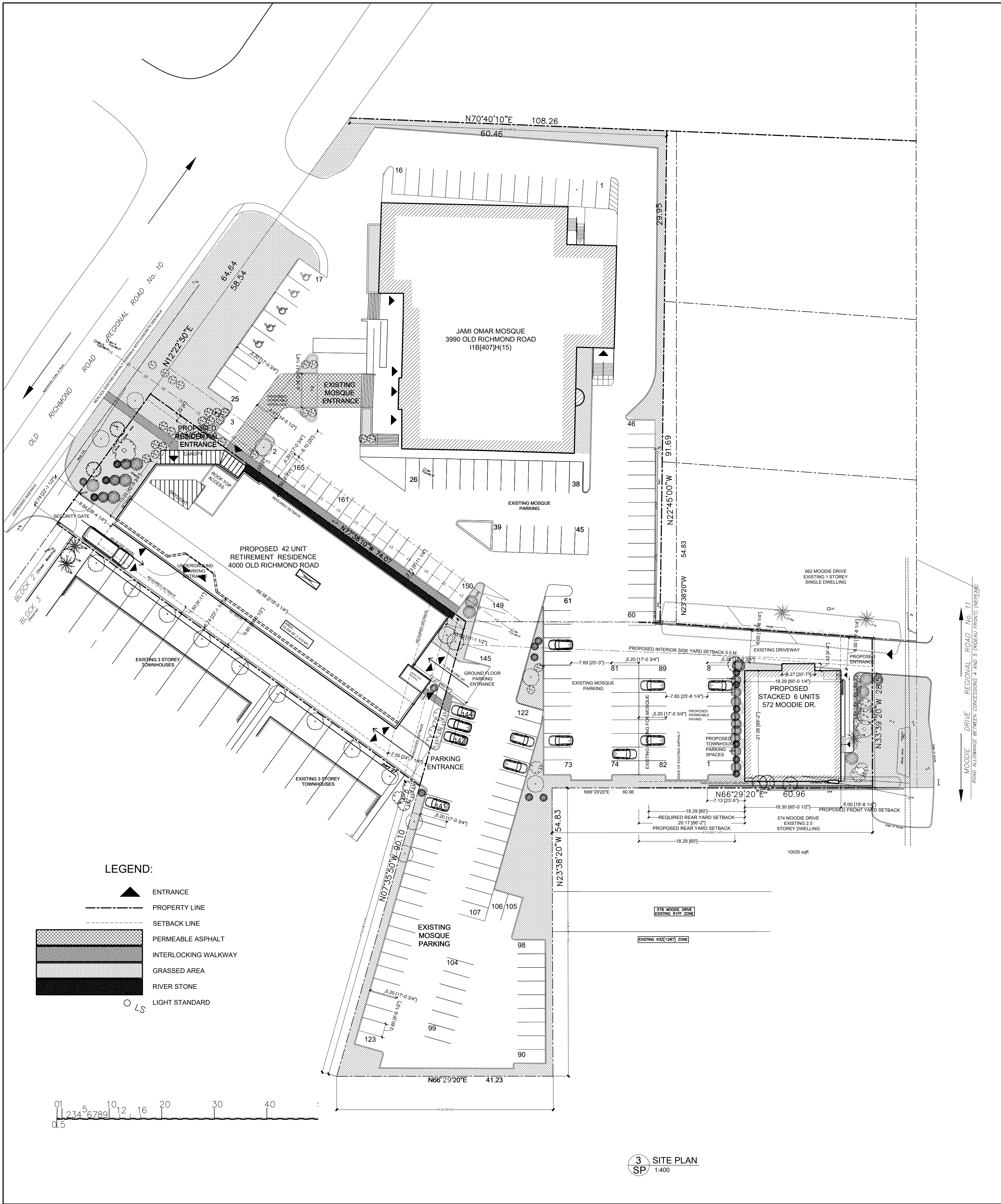
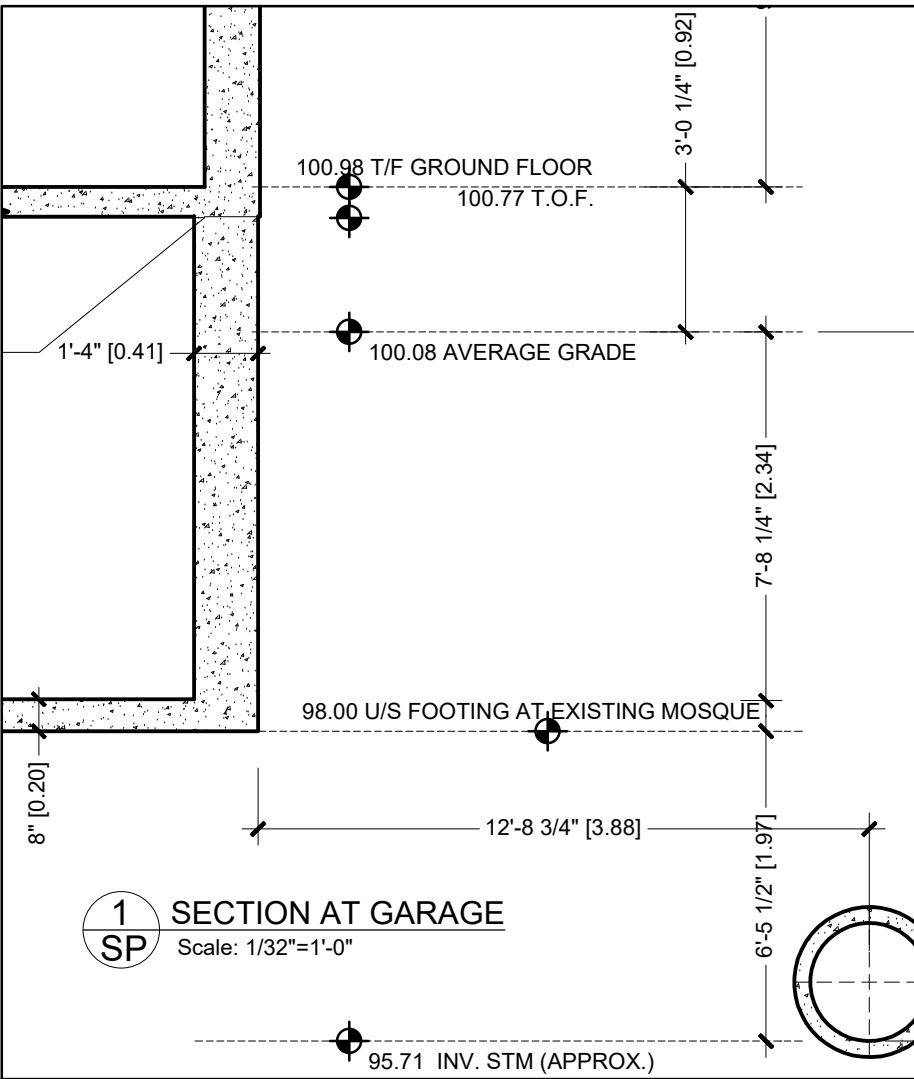
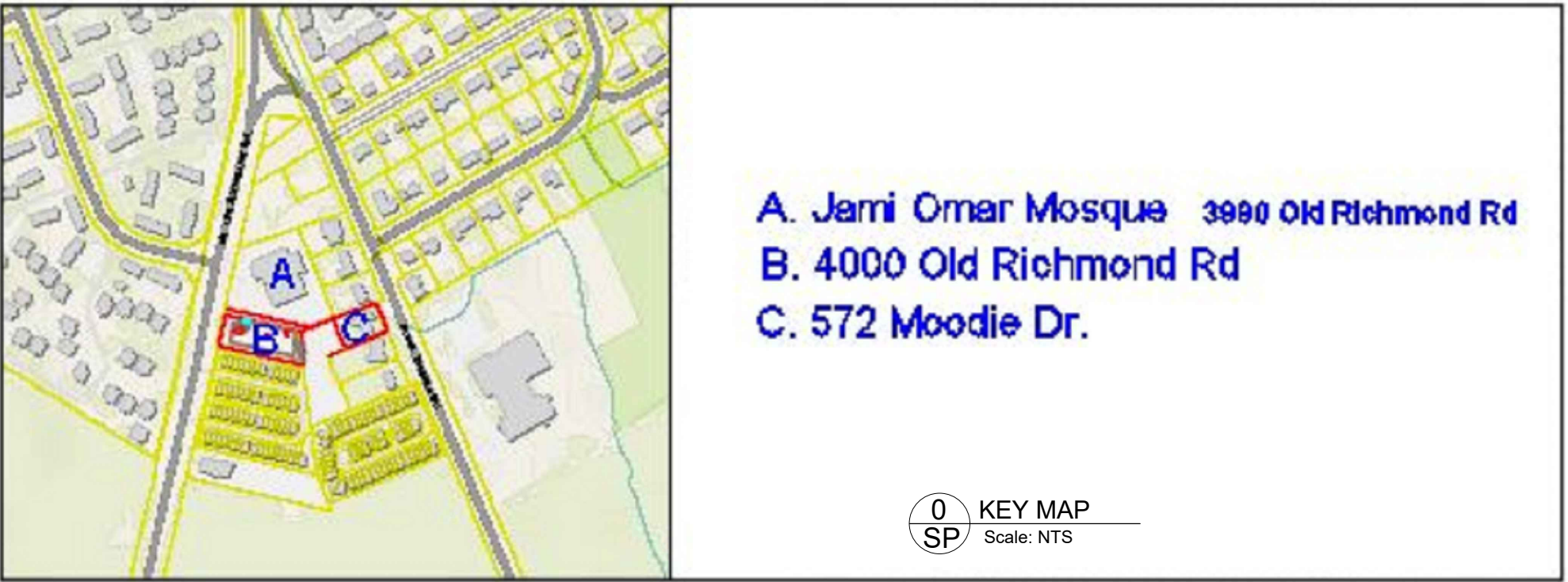




RAZ ZONING				
4000 OLD RICHMOND RD RETIREMENT BUILDING 42 UNITS			572 MOODIE STACKED DWELLING 6 UNITS	
	REQUIREMENT	PROPOSED	REQUIREMENT	PROPOSED
MINIMUM LOT WIDTH	18 M	30.37 M	18	18 M
MINIMUM LOT AREA	450 M²	2,396 M²	450 M²	1,341.9 M² (14, 444sqft)
MINIMUM FRONT YARD SETBACK	3 M	8.64 M	3 M	6 M
MINIMUM 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	3.39 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		
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 ½ 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 M² PER DWELLING UNIT = 252 M² COMMUNAL AMENITY AREA = A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	281 M² (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 YD. 172.2 X.4 = 68.9 SM	83.6 SM = 48.5%
LANDSCAPING, Section 161(8)	30% OF LOT AREA	7,932 SQ.FT. / 26,134=30%	769.5/4,346SM=17.7% RELIEF REQUESTED	ADD 181.1 ROW = 21.9%

PARKING REQUIREMENTS				
BUILDING	CATEGORY	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	3 EXTERIOR 15 GROUND FLOOR 28 BASEMENT LEVEL 46 TOTAL
	ACESIBLE PARKING	N/A	N/A	3 INCLUDED ABOVE
	VISITOR PARKING	0.2/UNIT	8.4	9 INCLUDED ABOVE
	TOTAL		19	46 TOTAL
	BICYCLE PARKING	.25 PER UNIT	9	35
STACKED DWELLING				
	VISITOR PARKING	1.2/UNIT	7.2	7
	TOTAL	0.2/UNIT	1.2	1
	BICYCLE PARKING	.5 PER UNIT	3	6



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

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.

SUSAN D. SMITH ARCHITECT
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s.smith@sdsarch.ca

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