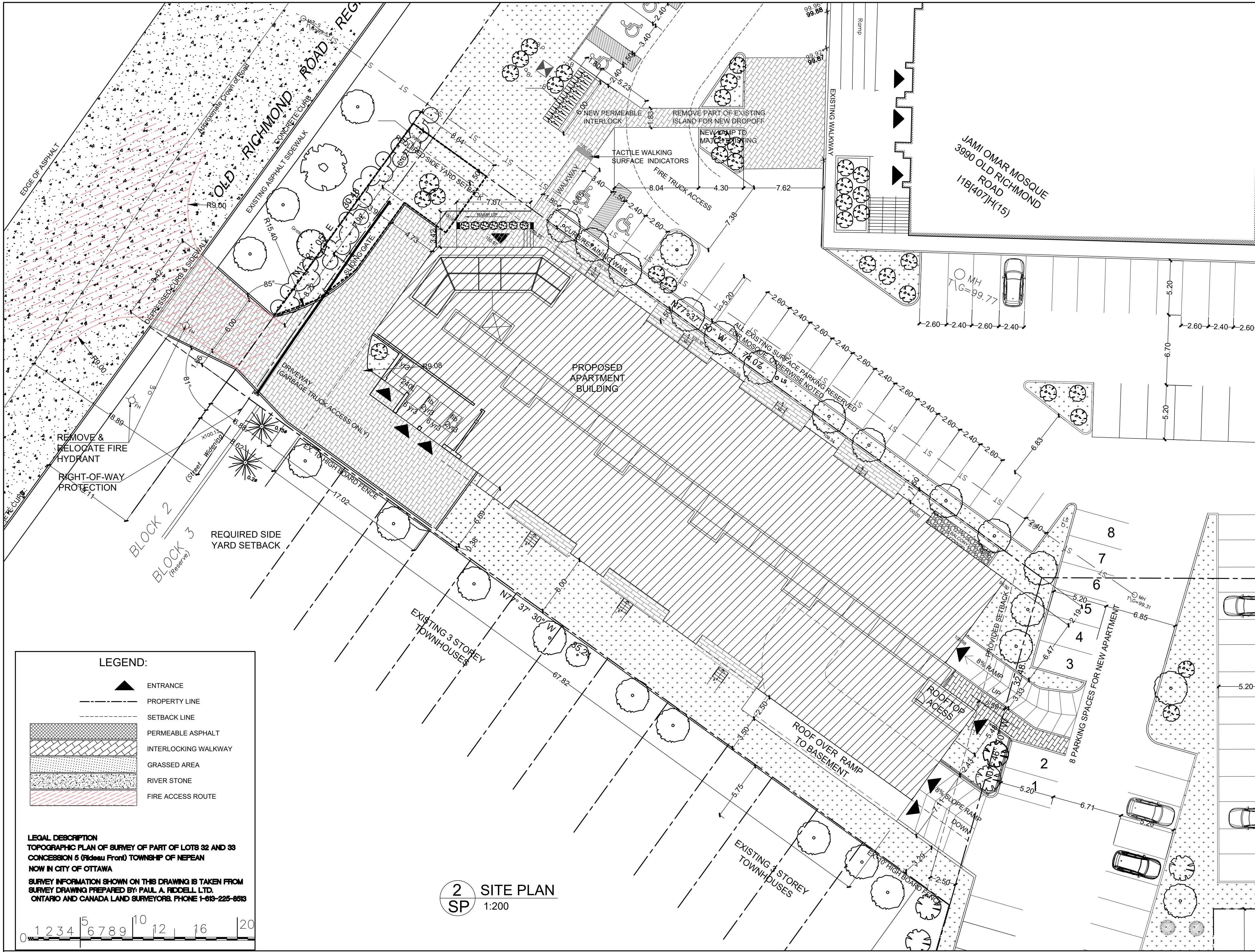




LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- PERMEABLE ASPHALT
- INTERLOCKING WALKWAY
- GRASSED AREA
- RIVER STONE
- FIRE ACCESS ROUTE

LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 32 AND 33
CONCESSION 5 (Rideau Front) TOWNSHIP OF NEPEAN
NOW IN CITY OF OTTAWA

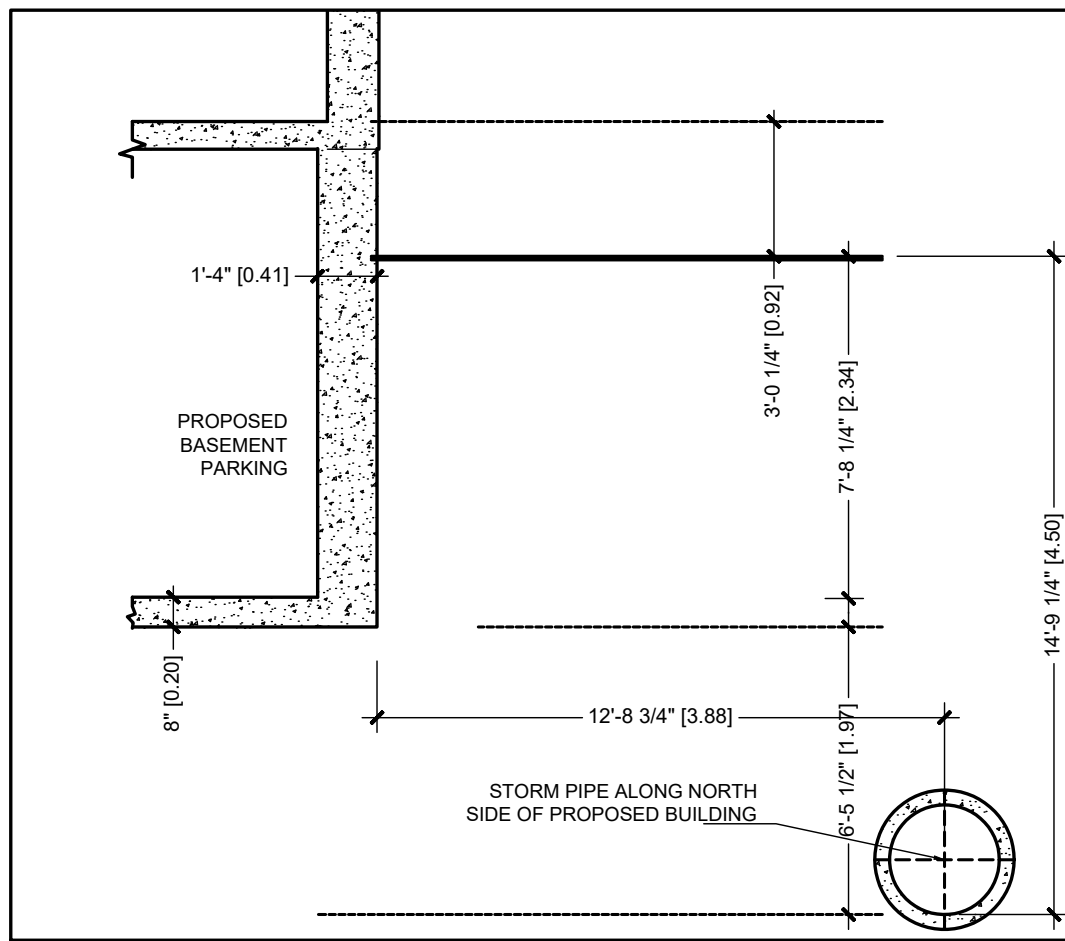
**SURVEY INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM
SURVEY DRAWING PREPARED BY: PAUL A. RIDDELL LTD.
ONTARIO AND CANADA LAND SURVEYORS. PHONE 1-833-225-6513**

2 SITE PLAN
SP 1:200

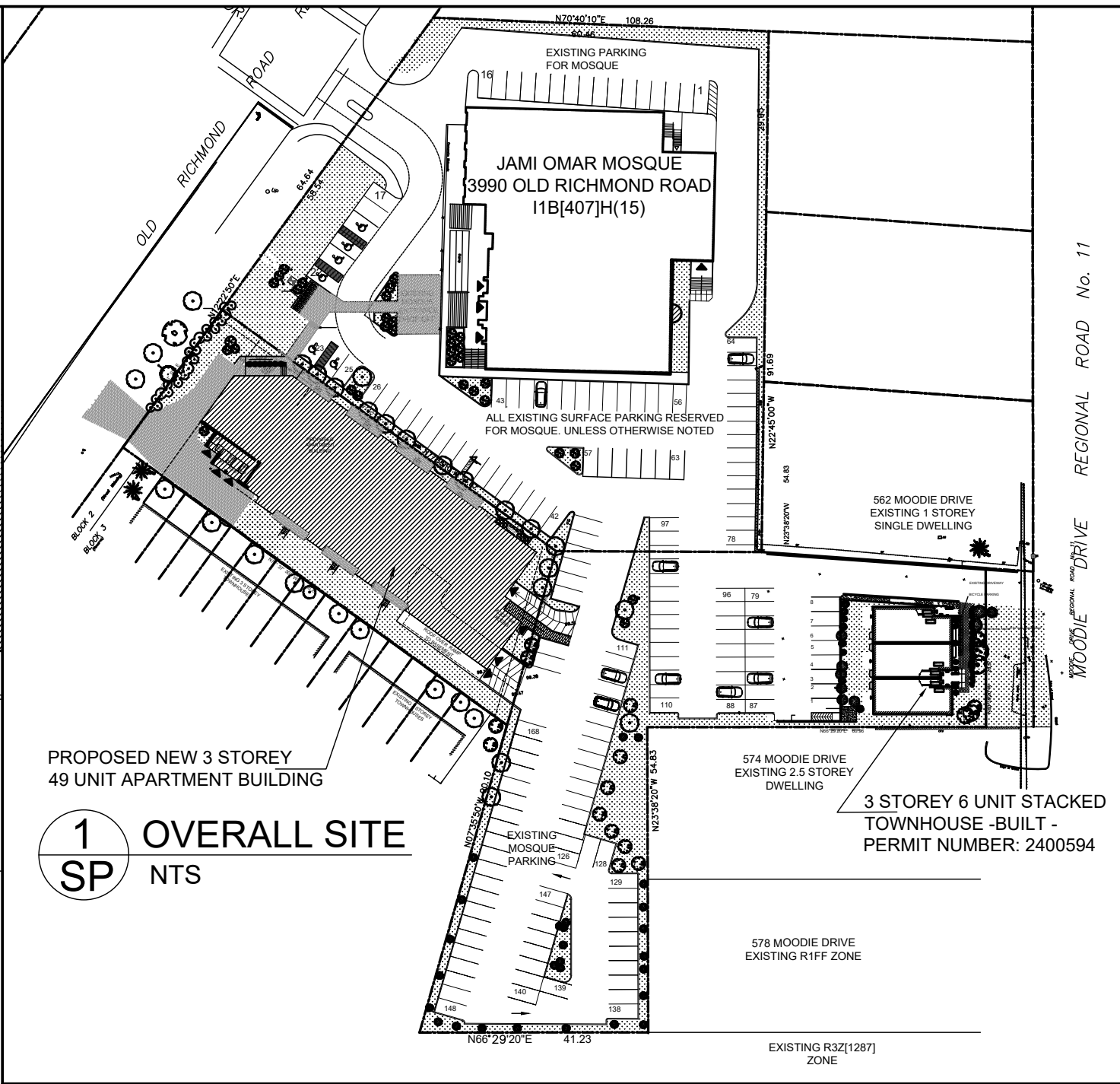


A. Jami Omar Mosque 3990 Old Richmond Rd
B. 4000 Old Richmond Rd
C. 572 Moodie Dr.

0 LOCATION MAP
SP Scale: NTS



3 SECTION AT GARAGE
SP Scale: 1:50



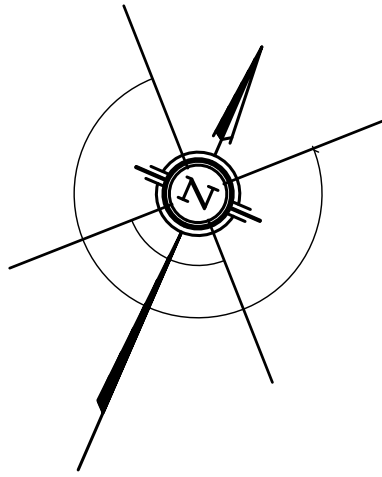
1 OVERALL SITE
SP NTS

R4Z ZONING BY-LAW 2008-250 & N4B[3044] ZONING BY-LAW 2026-50		
	4000 OLD RICHMOND RD SUPPORTIVE RESIDENTIAL FACILITY 49 UNITS	
	REQUIREMENT	PROPOSED
LOT WIDTH (R4Z)	18 M	30.37 M
LOT AREA (R4Z)	450 M²	2,396 M²
FRONT YARD SETBACK (R4Z)	3 M	8.64 M
REAR YARD SETBACK (EXCEPTION 3044)	2.5M	2.59 M
INTERIOR SIDE YARD SETBACK (EXCEPTION 3044)	FROM LANDS ZONED 11B[2869] : 1.5M FROM LANDS ZONED R4Z[1652] : 6M	NORTH SIDE: 1.5 M SOUTH SIDE: 6M
CORNER SIDE YARD SETBACK	N/A	N/A
MAXIMUM HEIGHT AVERAGE GRADE (100.11NW+99.97SW+100.16SE+99.68SW)/4=99.98	14.5 M	11 M
PERMITTED PROJECTIONS INTO SIDE YARDS - BALCONIES, MAX. PROJECTION	2 METERS, BUT NO CLOSER THAN 1 METER FROM ANY LOT LINE	0.8 M
AMENITY AREA	6 M² PER DWELLING UNIT = 6 X 49 = 294 m² COMMUNAL AMENITY AREA = A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	353 M² INCLUDING BALCONIES AND 297 m² COMMUNAL (SOUTH SIDE AND REAR = 84% REQ'D COMMUNAL)
SOFT LANDSCAPING, (EXCEPTION 3044)	N/A	103.2 M²
LANDSCAPING, Section 161(8)	30% OF LOT AREA	947.9 SQ.M. / 2,396=40%
LANDSCAPE BUFFER		NA

PARKING REQUIREMENTS					
BUILDING	CATEGORY	RATE	REQUIRED	PROVIDED	
EXISTING MOSQUE	VEHICLE	REGULAR	10/100m²	165	EXISTING: 168
		ACCESSIBLE		6 (INCLUDED ABOVE)	
	BICYCLE PARKING			10	
LOW RISE APARTMENT	VEHICLE	TENANT	0.8 PER DWELLING	0.8 x 49 = 39.2	40
		VISITOR	0.2 PER DWELLING	0.2 x 49 = 9.8	9
		ACCESSIBLE	3	2	2 (INCLUDED ABOVE)
& Accessibility Design Standards	BICYCLE PARKING	TOTAL		49	50 (42 indoor + 8 surface)
			1 PER UNIT	1 X 49 = 49	19 (GROUND FLR.) 30 (IN LOCKERS)

client:
**JAMIATUL MUSLEMEEN
OF OTTAWA CARLETON**
3990 OLD RICHMOND
ROAD

project:
**PROPOSED
RESIDENTIAL BUILDING**
4000 OLD RICHMOND
ROAD



SUSAN D. SMITH ARCHITECT
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OTTAWA, ON, K1Z 6A1
613.722.5327
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10		
09		
08	ISSUED FOR SITE PLAN CONTROL	09/23/2026
07	REISSUED FOR ZONING AMENDMENT	05/06/2025
06	ISSUED FOR REVIEW	04/17/2025
05	ISSUED FOR REVIEW	07/11/2024
04	ISSUED FOR REVIEW	08/21/2023
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:
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board on stud walls.
4. Drawings to be read in conjunction with
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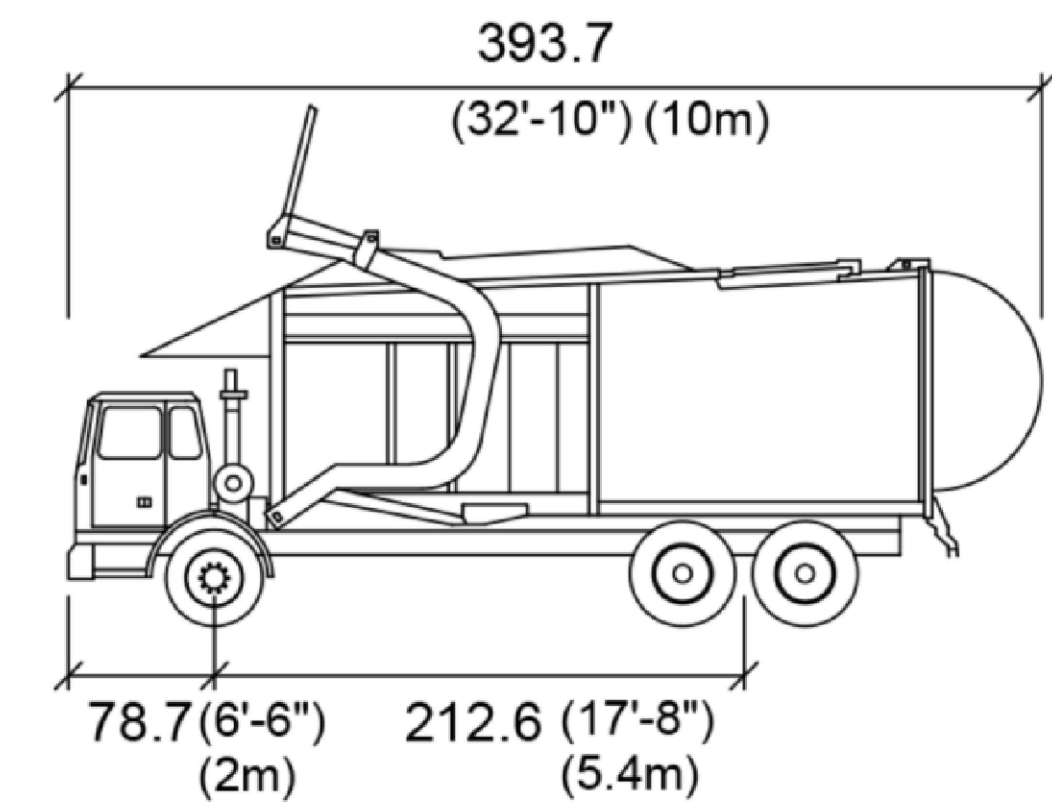
PROJECT TITLE:
**ZONING AMENDMENT
4000 OLD RICHMOND ROAD**

DRAWING TITLE:
**SITE PLAN
ZONING INFORMATION**

PROJECT START DATE: APRIL, 2019	DRAWN BY: ZK & SS
AS NOTED	JOB No.: 1917
REVIEWED BY:	SHEET No.:

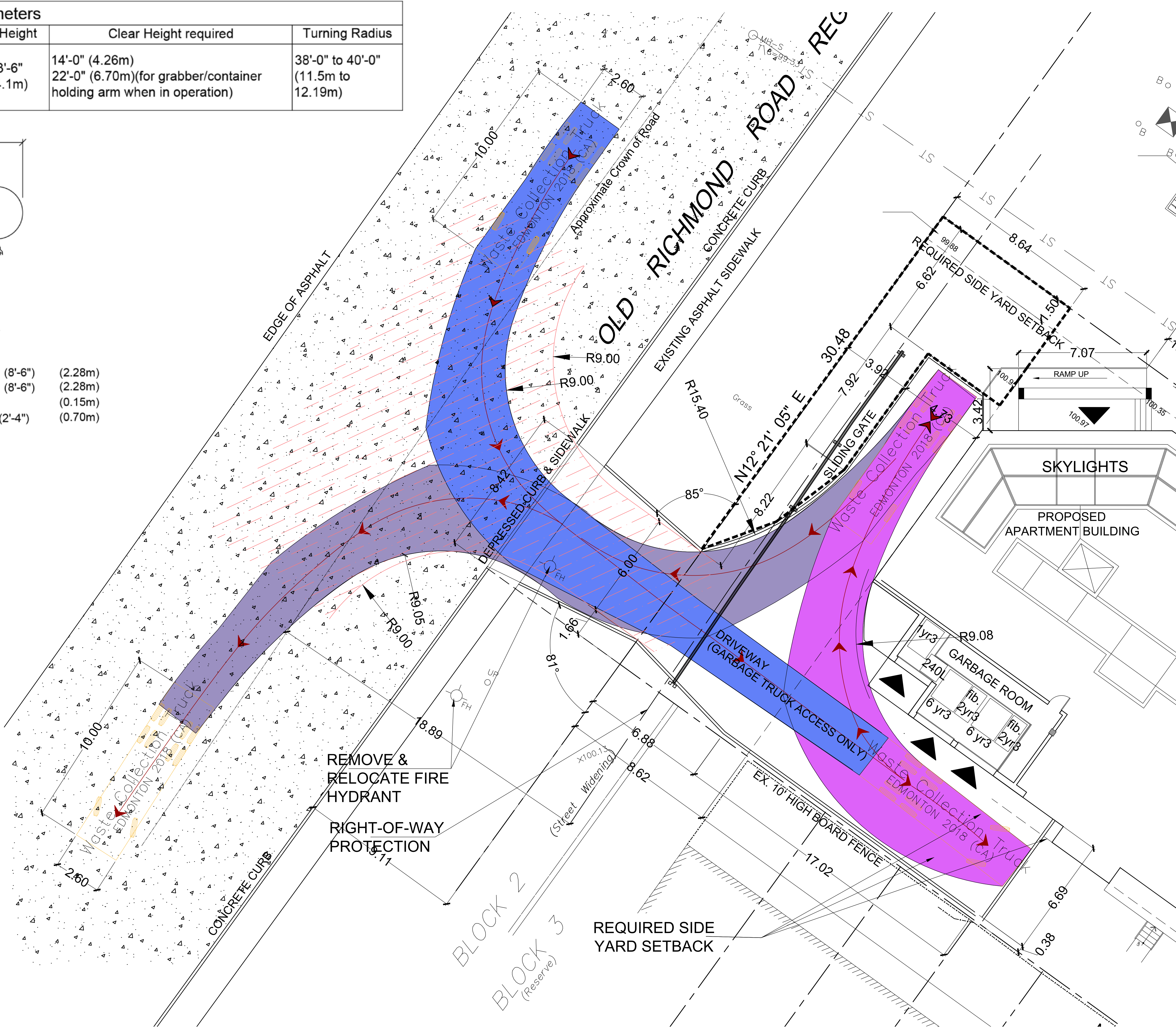
SP

Refuse Collection Truck Parameters					
	Length	Width	Height	Clear Height required	Turning Radius
Dimensions	32'-0" to 35'-0" (9.75m to 10.6m)	10'-0" (3m)	13'-6" (4.1m)	14'-0" (4.26m) 22'-0" (6.70m)(for grabber/container holding arm when in operation)	38'-0" to 40'-0" (11.5m to 12.19m)



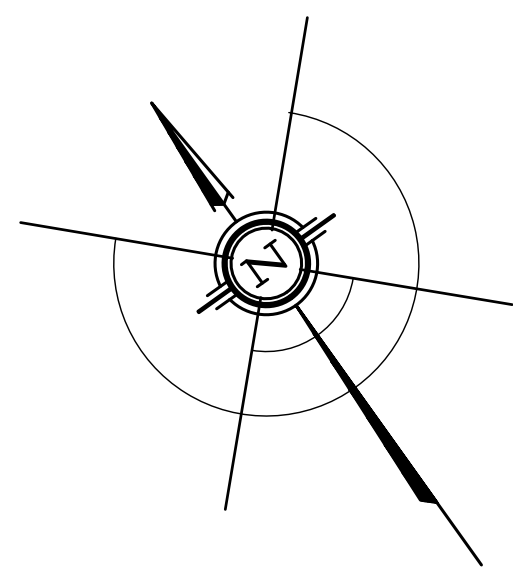
Waste Collection Truck

	inches	
Width	: 102.4 (8'-6")	(2.28m)
Track	: 102.4 (8'-6")	(2.28m)
Lock to Lock Time	: 6.0	(0.15m)
Steering Angle	: 27.7 (2'-4")	(0.70m)



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10		
09		
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02		
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NO.	REVISION	DATE

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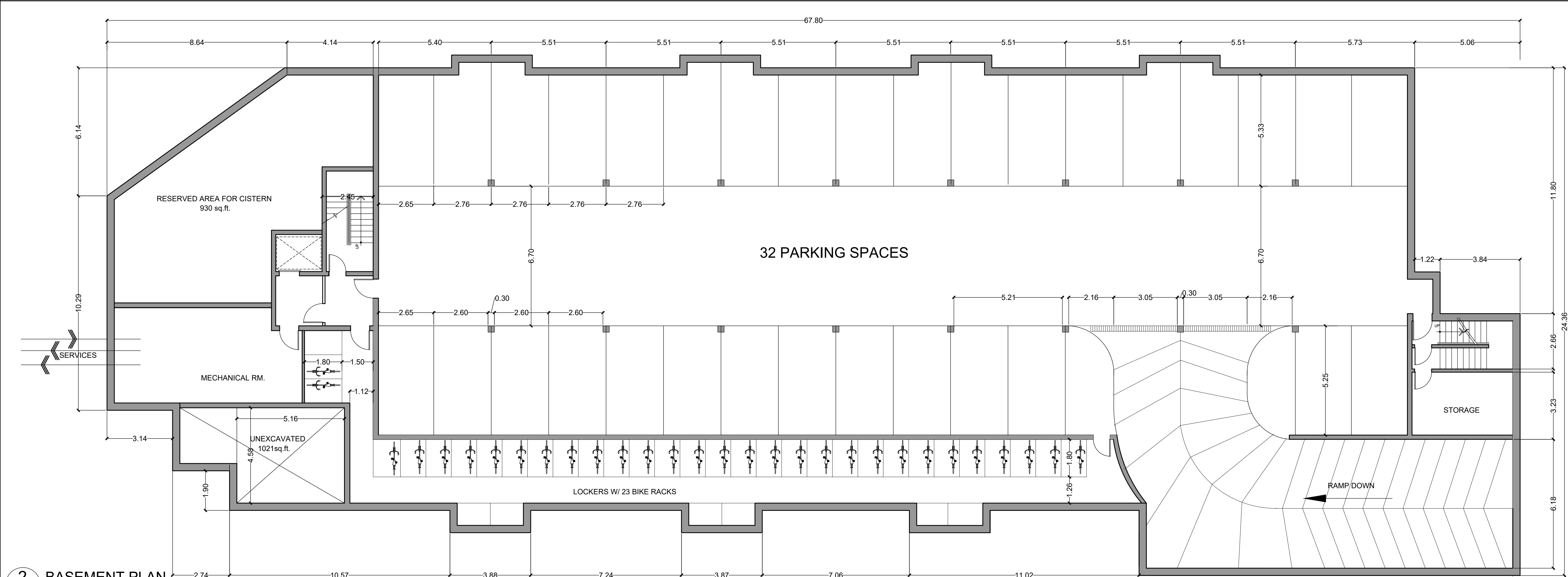
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PROJECT TITLE:
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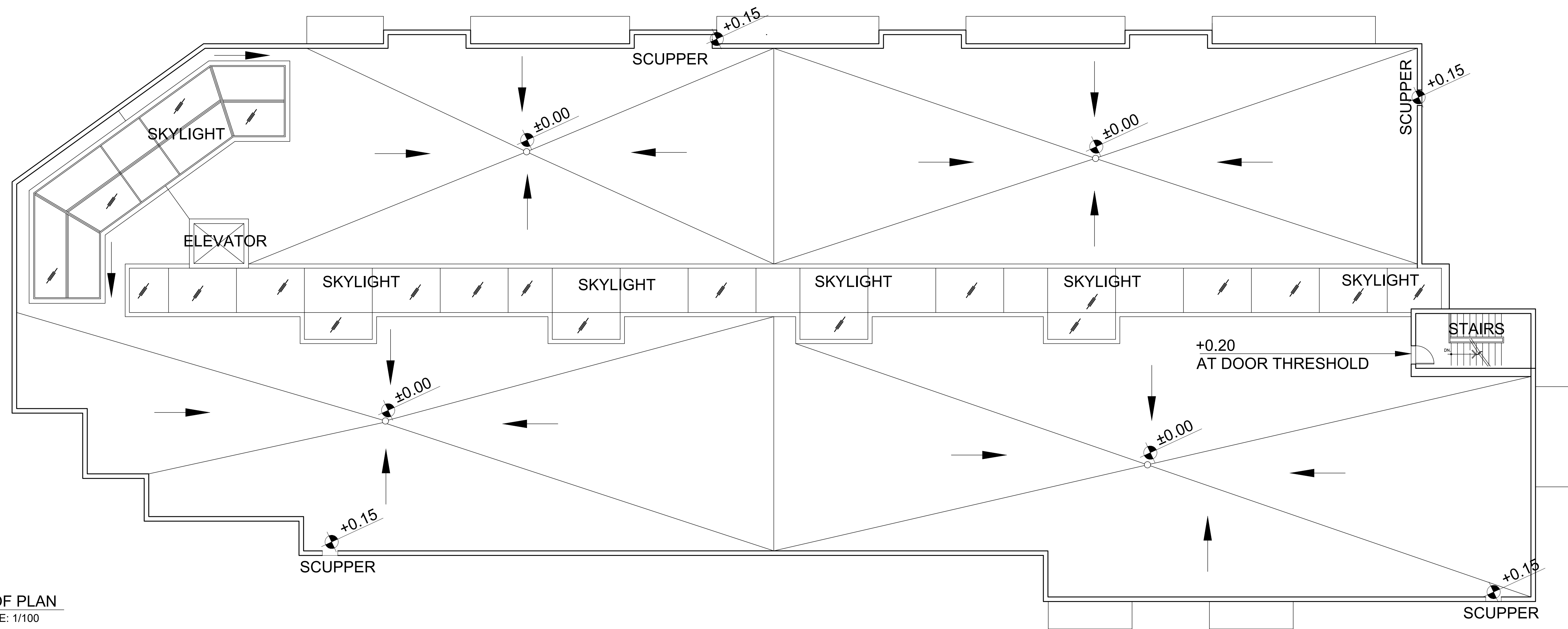
DRAWING TITLE:
GARBAGE TRUCK
PATH DIAGRAM

PROJECT START DATE: APRIL, 2019	DRAWN BY: ZK & SS
AS NOTED	JOB No.: 1917
REVIEWED BY:	SHEET No.:

SK1



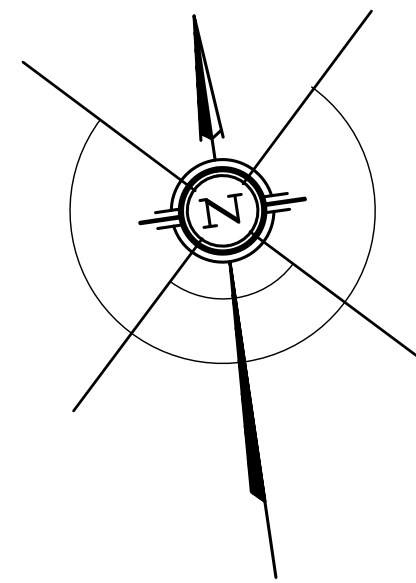
2 BASEMENT PLAN
A2 SCALE: 1/100



1 ROOF PLAN
A1 SCALE: 1/100

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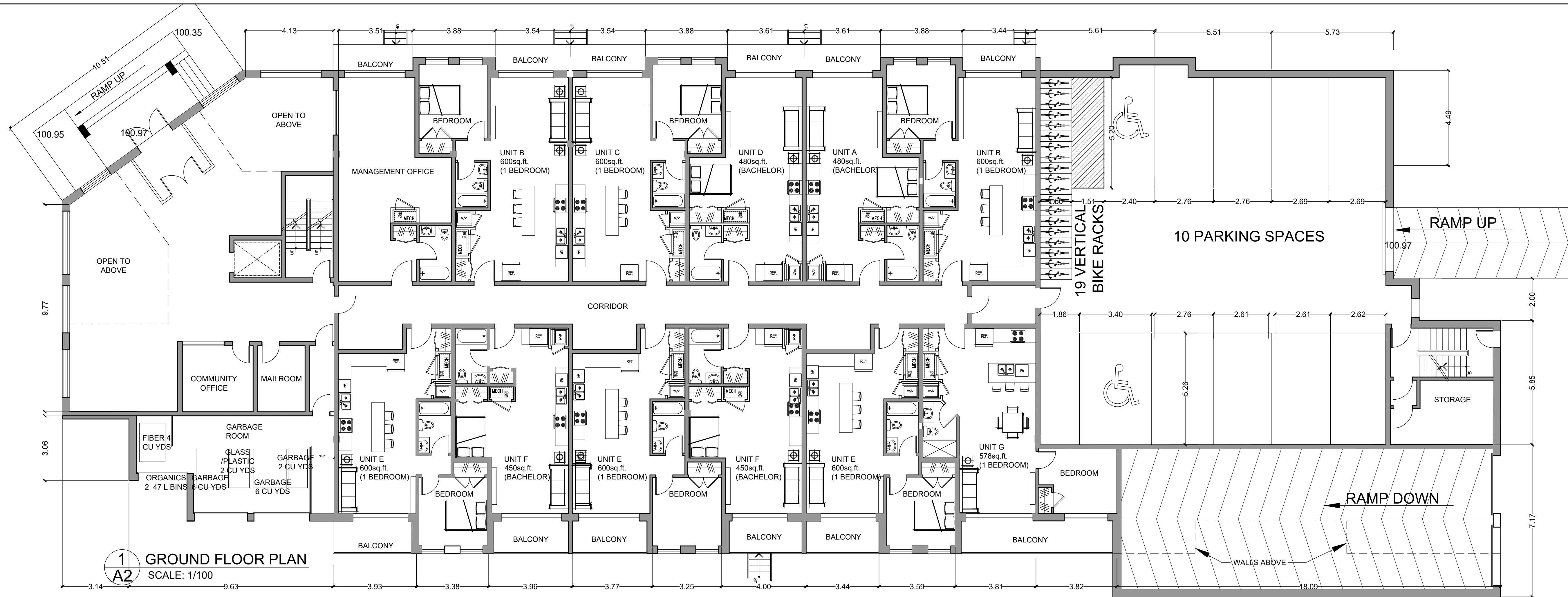
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PROJECT TITLE:
ZONING AMENDMENT
4000 OLD RICHMOND ROAD

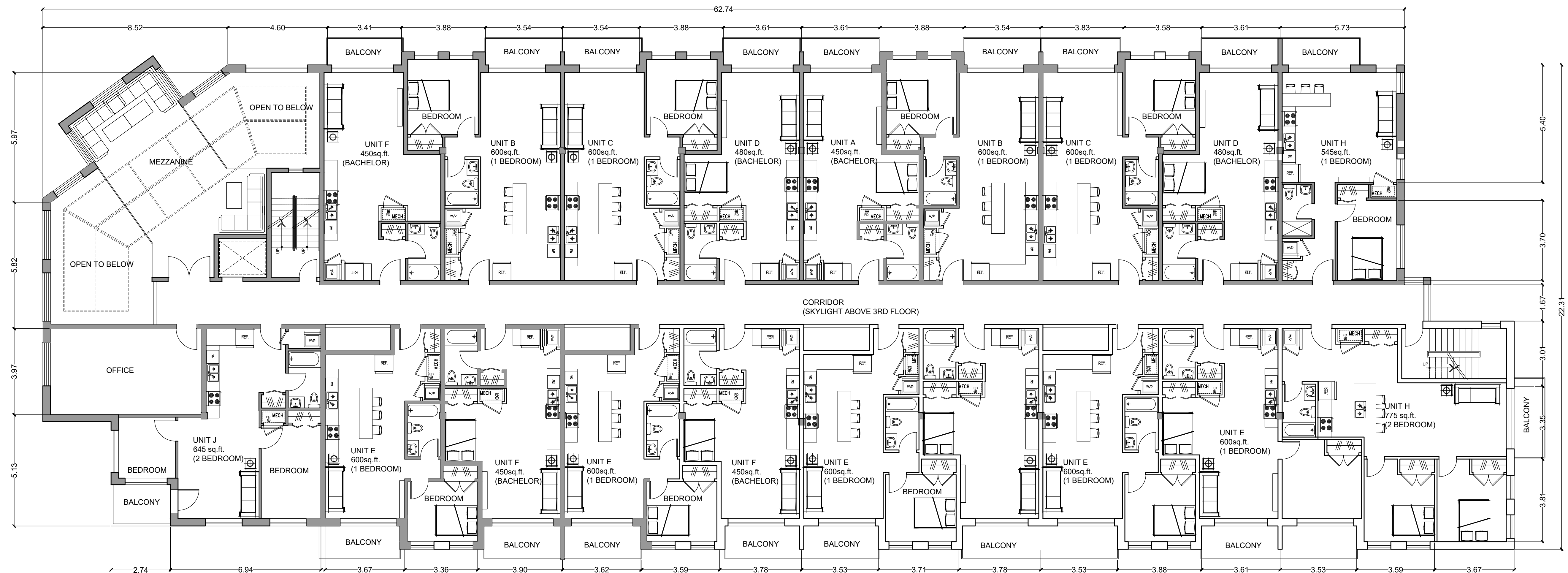
DRAWING TITLE:
ROOF PLAN

PROJECT START DATE: APRIL, 2019	DRAWN BY: ZK & SS
AS NOTED	JOB No.: 1917
REVIEWED BY:	SHEET No.:

A1



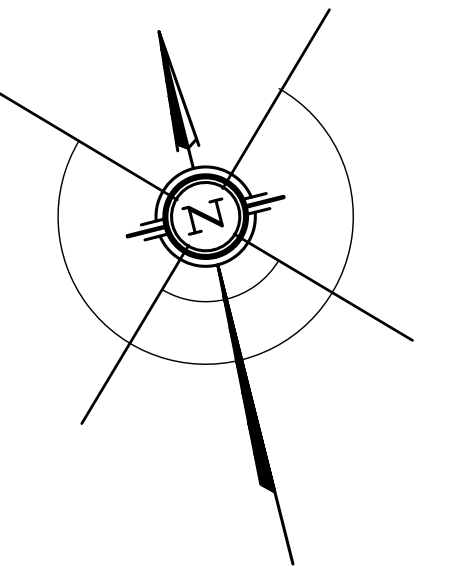
1 GROUND FLOOR PLAN
SCALE: 1/100



2 2ND, 3RD FLOOR PLAN
SCALE: 1/100

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PROJECT TITLE:
ZONING AMENDMENT
4000 OLD RICHMOND ROAD

DRAWING TITLE:
FLOOR PLANS

PROJECT START DATE:
APRIL, 2019
DRAWN BY:
ZK & SS
JOB No.:
1917
AS NOTED
REVIEWED BY:
SHEET No.:

A2

project
PROPOSED
RESIDENTIAL BUILDING
4000 OLD RICHMOND
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PROJECT TITLE:

ZONING AMENDMENT
4000 OLD RICHMOND ROAD

PROJECT START DATE: APRIL, 2019	DRAWN BY: ZK & SS
AS NOTED	JOB No.: 1917
REVIEWED BY:	SHEET No.:

¥18728

