3971 GREENBANK RD. OTTAWA
Site Plan



WOODED AREA

EXISTING FIRE ROUTE

I.S.Y.S.

PROPOSED LOADING BAY

PROPOSED LOADING BAY

EXISTING BUILDING B

HVAC

PROJECTED CAPACITY 159 SPACES OVER GRAVEL

PROPOSED ADDITION

PROPOSED WALKWAY

SEPTIC

PROPANE TANK

SEPTIC

A.C.

GENERATOR

BICYCLE PARKING (6 SPACES)

TYP. A

TYP. A

TYP. A

TYP. B

TYP. B

TYP. B

EXISTING BUILDING A

PLANTER

PROPOSED HYDRANT

R.Y.S.

F.Y.S.

C.S.Y.S.

C.S.Y.S.

R.O.W.

R.O.W.

EXISTING FIRE ROUTE

EXISTING FIRE ROUTE

BARNSDALE ROAD

GREENBANK ROAD

NEW ACCESS

EXISTING ACCESS

EXISTING ACCESS

NO ENTRY

EXIT NO

CNG NATL GAS

SITE INFORMATION

ZONING	DR

SITE AREA	
Total Site Area:	11,696m²

SETBACKS	F.Y.	S.Y.	R.Y.
	1m	8m	8m

PARKING RATES
10 spaces per 100 m2 of gross floor area of assembly area

DEVELOPMENT STATISTICS

AREAS	
Existing Building A:	305.9 m²
Existing Building B:	475.8 m²
Proposed Addition:	56.5 m²
Total:	838.2 m²

GFA	
Existing Building A:	260.0 m²
Existing Building B:	404.4 m²
Proposed Addition:	48.0 m²
Total:	712.4 m²

PARKING	REQUIRED	PROVIDED
Accessible	3 spaces	7 spaces
Standard	69 spaces	190 spaces
TOTAL:	71 spaces	197 spaces

BICYCLES PARKING	REQUIRED	PROVIDED
TOTAL:	0	6 spaces

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- SOFT LANDSCAPE
- GRAVEL
- ASPHALT
- HARDSCAPE / INTERLOCK
- PAINTED AREA
- SURROUNDING OPEN SPACE
- RIGHT-OF-WAY WIDENING PROTECTION
- EXISTING HEDGES
- SUBJECT PROPERTY BOUNDARY
- SETBACKS
- HYDRO LINE
- LIGHT STANDART
- HYDRO POLE
- EXISTING TREES
- FIRE ROUTE
- CORNER TRIANGLE
- BUILDING ACCESS
- BOLLARDS

0 2.5m 5m 10m 20m

No.	REVISION	DATE	BY
3	REVISED SITE PLAN	2026.09.03	DM
2	REVISED SITE PLAN	2026.07.28	DM
1	SITE PLAN	2026.05.21	DM

CLIENT/OWNER
MUSLIM ASSOCIATION OF OTTAWA
3971Greenbank Rd. Ottawa, ON, K2C 3H2

Building Engineer: B.A. Design Ltd.
Complete Engineering Services2
1470 Lagan Way, Unit 2 Ottawa, Ontario, K1B3S6
Civil Engineer: Kollard and Associates Engineering
210 Prescott Street, Unit 1, P.O. Box 189, Kemptville, Ontario K0G 1J0 Canada
Geotechnical Investigation : GEMTEC consulting Engineering and Scientists Limited.
32 Steacie Drive Ottawa, ON, Canada K2K 2A9
Surveyor: Annis O'Sullivan Vollebekk. OLS
14 Concourse Gate, Suite 500, Nepean ON, K2E 7S6

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DESIGNED	DM
REVIEWED	TS
DATE	2026.05.08

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