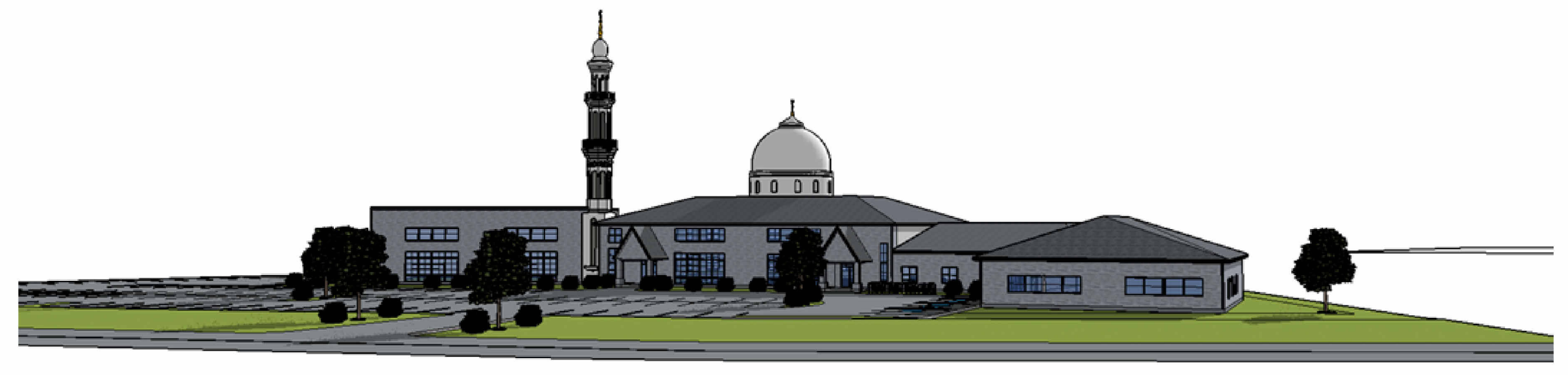


PROPOSED BLDG.



PROPOSED BLDG.



REZONING
 BI TO I-1
 I-1 VARIANCES: SEE TABLE
CIVIC ADDRESS
 650 - ALISON BOULVEARD
4 PHASE DEVELOPMENT

PER ZONING BY LAW:
 COMMUNITY CENTER IS UNDER INSTITUTION FOR PARKING REQUIREMENT
 PER SCHEDULE D, REQUIRED PARKING FOR INSUTITION: 1 PARKING / 10 SQ.M OF GROSS FLOOR AREA = 2,343 SQ.M/ 10 SQ.M = 235 PARKING SPOTS BUT 145 AVAILABLE, LIMIT OCCUPANCY TO ALLOW 145

SETBACK
 FRONT = 6M MIN.
 SIDE = 3M
 REAR = 6M
 BLDG FOOTPRINT = 25,219 SQ.FT = 2,343 SQ.M
 LOT AREA = 10,264 SQ.M, COVERAGE < 50% (OK)

DATA SUMMARY: MASJID & COMMUNITY CENTER

I-1 ZONING				
NAME	AREA (SQ. M)	ALLOWED / REQUIRED	ACTUAL	VARIANCE
LOT AREA	-	900	10,227	-
PROPOSED BUILDING	2,343	35% MAX.	23%	-
EXISTING BUILDING	-	-	-	-
HARD SURFACE	4,680	-	45.7%	-
LANDSCAPE GREEN	3,204	-	31.3%	-
PARKING*	-	145 SPACES	145 SPACES	-
LANDSCAPE BUFFER	-	6M	1M	5M
REAR SETBACK	-	6M	6M	-
FRONT SETBACK	-	6M	6M	-
SIDE SETBACK	-	3M	3M	-

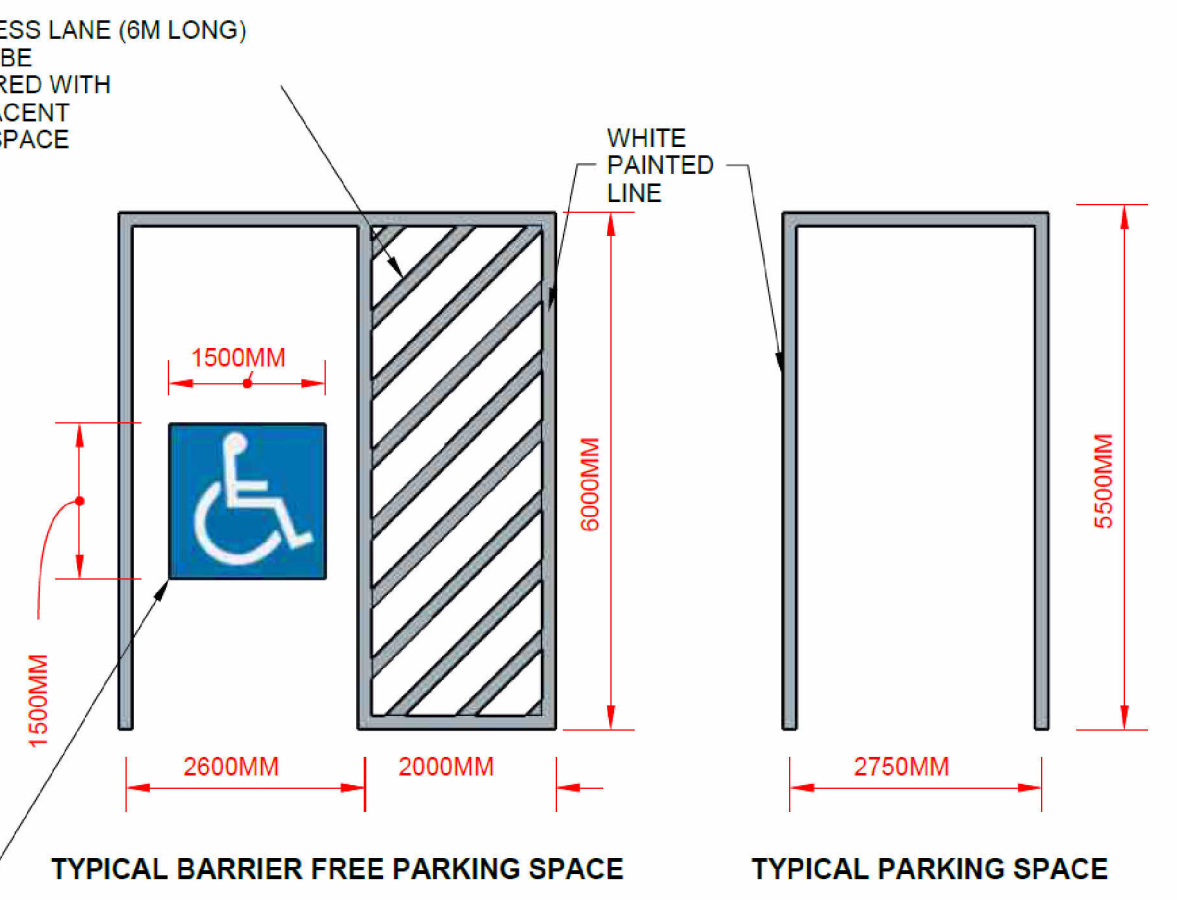
*1 PARKING SPACE PER 4 PERSON. OCCUPANCY = 572/4 = 143

VARIANCE TO BE OPT AINED FROM CITY:
 1) PARKING IS EXTENDED TO PROPERTY LINE. NO LANDSCAPE BETWEEN PARKING AND NO FENCING/SCREEN
 2) LIMIT OCCUPANCY OF BUILDING TO ALLOW FOR 145 PARKING SPACES
 GROSS FLOOR AREA REQUIRE 235 PARKING AVAILABLE 145 PARKING
 VARIANCE REQUESTED = 90 PARKING

Area Schedule (Gross Building)			
Name	Area	Level	Area Type
PHASE 1	9270 SF	LEVEL 1	Gross Building Area
PHASE 1	9104 SF	LEVEL 2	Gross Building Area
PHASE 2	7098 SF	LEVEL 1	Gross Building Area
PHASE 3	3663 SF	LEVEL 1	Gross Building Area
PHASE 4	4800 SF	LEVEL 1	Gross Building Area



② SITE PLAN
 1" = 30'-0"



WALL AREA	=
WINDOW AREA	=
*RATIO	=
WINDOW/SLIDING GLASS DOOR EFF.	=
SKYLIGHT/GLAZED ROOFS EFF.	=

The undersigned has reviewed and taken responsibility for this design and has the qualified professional seal and registration number required by the Ontario Building Code for this jurisdiction. Such professional registration number is the design is exempt under DIVISION C 3.2.1.1 OF THE 2012 ONTARIO BUILDING CODE.

M. SHUAEB NOORY
 NAME: M. SHUAEB NOORY
 REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C 3.2.1.1 OF THE ONTARIO BUILDING CODE.
 NOORY ENGINEERING INC.
 FIRM NAME: NOORY ENGINEERING INC.

No.	Description	Date

COMMUNITY CENTER

FIA

Project Number: B4-1
 Date: JUNE/19/2022
 Drawn By: WYZ
 Checked By: MIN

SITE PLAN

A.01

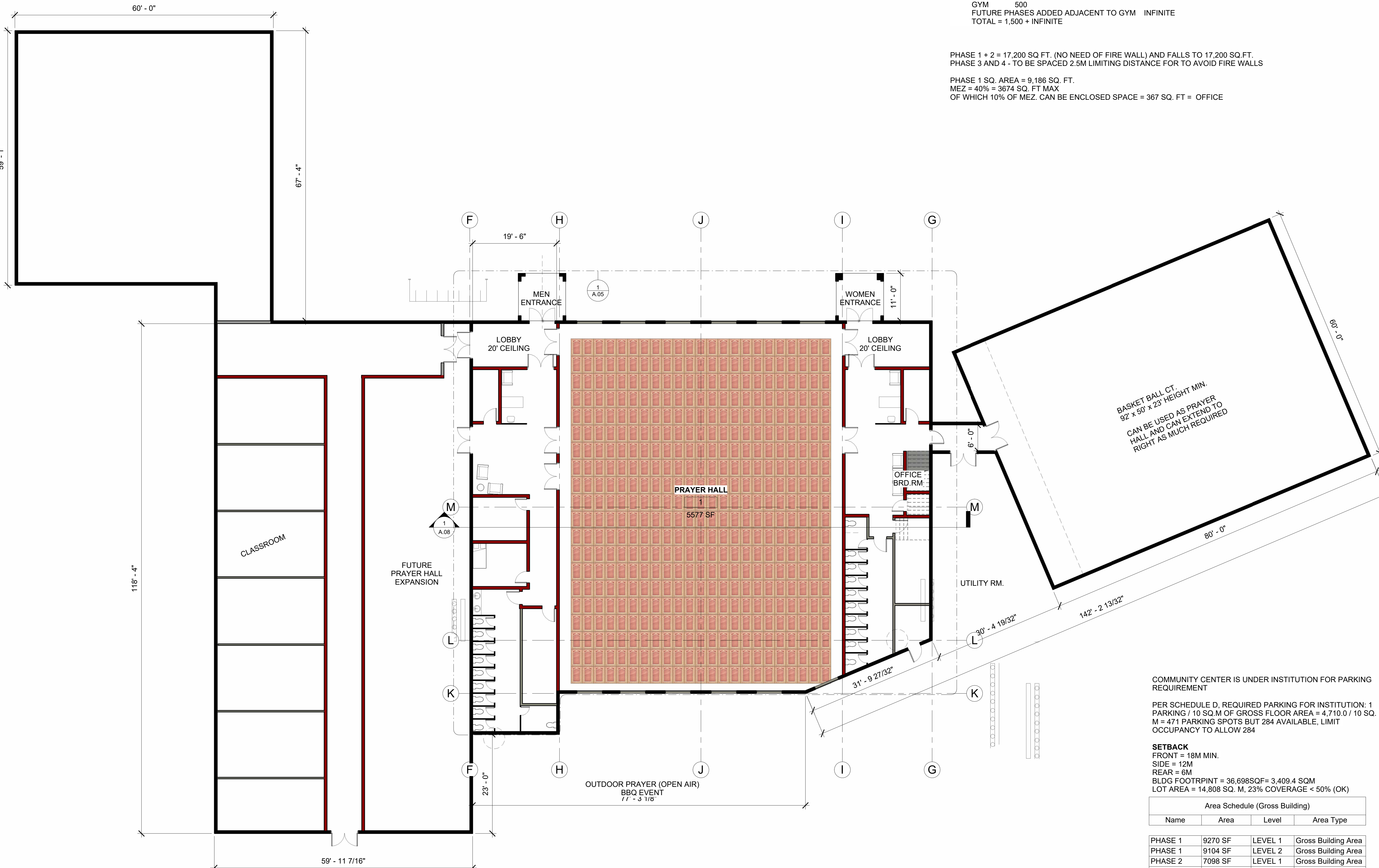
Scale: 1" = 30'-0"

FIRE DESIGN NOTES

- 1 STOREY WILL ALLOW FOR 17,200 SQ. FT (USE MEZANINE WITHOUT PARTITIONS TO KIND OF HAVE A 2 STOREYS) (1600 M2 FACING ONE STREET CL.3.2.2.25)
- A 2 STOREY WILL NEED SPRINKLERS OR FIREWALLS VERY SMALL AREA
- MEZ. WILL ALSO NOT REQUIRE ELEVATOR (SINCE UPPER FLOOR IS NOT > 600M2)
- MEZ. CAN BE 40% OF FLOOR AREA AND ONLY RAILING 1070MM HIGH, NO PARTITIONS
- MEZ. CAN HAVE 10% OF IT AS ENCLOSED SPACE PROVIDED VISUAL COMMUNICATION IS POSSIBLE
- FUTURE PHASES WILL NEED FIRE WALL (NON-COMBUSTIBLE)
- HALIFAX MASJID IS 9360 SQ. FT 78' x 120' PRAYER HALL ONLY FOR 1360 PEOPLE OCCUPANCY
- MAIN FLOOR 20 x 22 = 440 ADD 15% MORE = 506
 MEZANINE 1 259 ADD 15% MORE = 297 TOTAL = 803
 MEZANINE 2 250
 GYM 500
 FUTURE PHASES ADDED ADJACENT TO GYM INFINITE
 TOTAL = 1,500 + INFINITE

PHASE 1 + 2 = 17,200 SQ FT. (NO NEED OF FIRE WALL) AND FALLS TO 17,200 SQ.FT.
 PHASE 3 AND 4 - TO BE SPACED 2.5M LIMITING DISTANCE FOR TO AVOID FIRE WALLS

PHASE 1 SQ. AREA = 9,186 SQ. FT.
 MEZ = 40% = 3674 SQ. FT MAX
 OF WHICH 10% OF MEZ. CAN BE ENCLOSED SPACE = 367 SQ. FT = OFFICE



WALL AREA	=
WINDOW AREA	=
*RATIO	=
WINDOW/SLIDING GLASS DOOR EFF.	=
SKYLIGHT/GLAZED ROOFS EFF.	=

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE QUALITY THEREOF AND NOT TO THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE FOR PROFESSIONAL QUALIFICATION OF PROFESSIONALS UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1 OF THE 2012 ONTARIO BUILDING CODE.

M. SHUQUA NOORY
 NAME: SOB
 REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE ONTARIO BUILDING CODE.
 NOORY ENGINEERING INC.
 FIRM NAME: SOB

No.	Description	Date

COMMUNITY CENTER
 FIA

Project Number: B4-1
 Date: JUNE/19/2022
 Drawn By: MZC
 Checked By: MIN

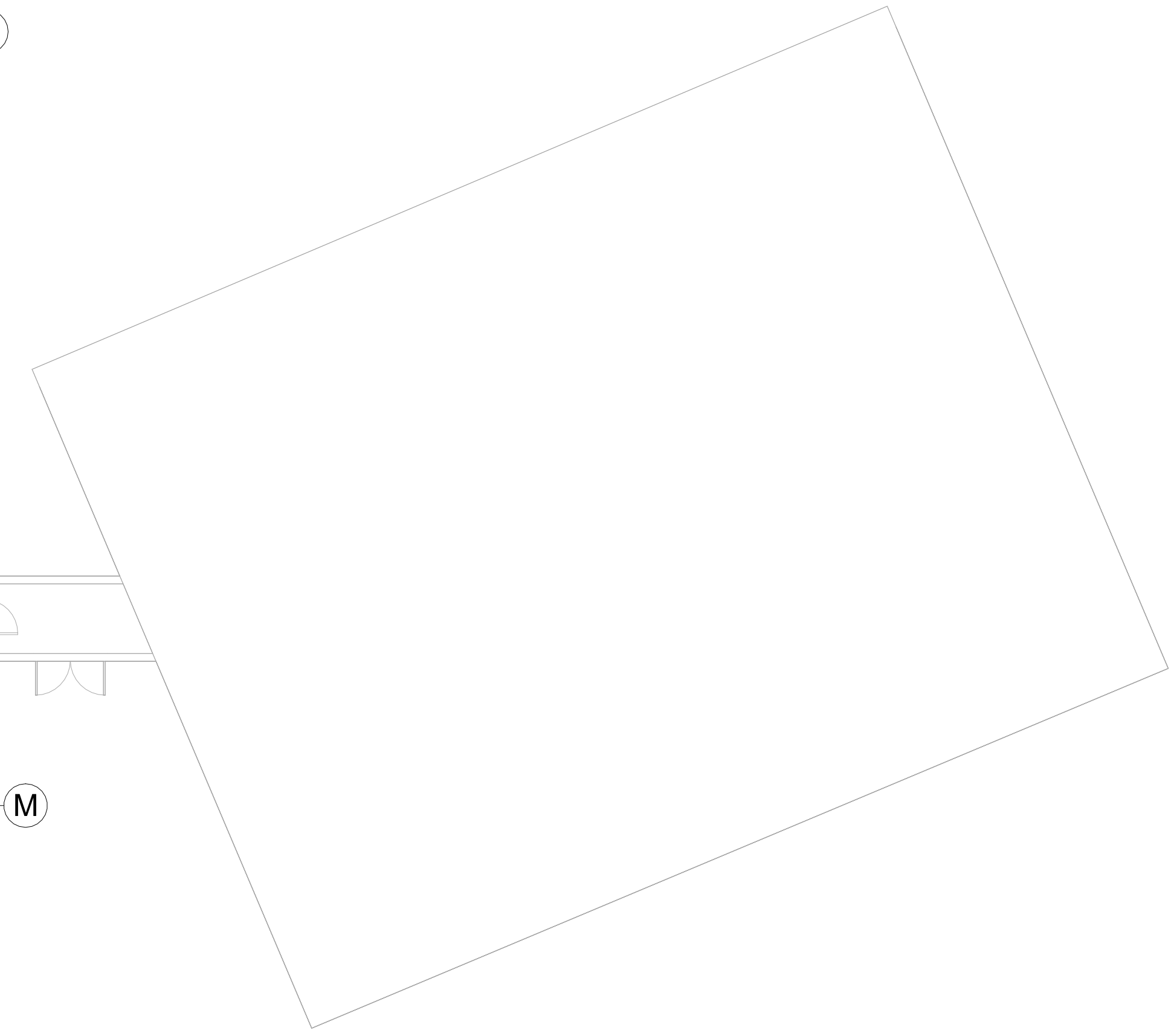
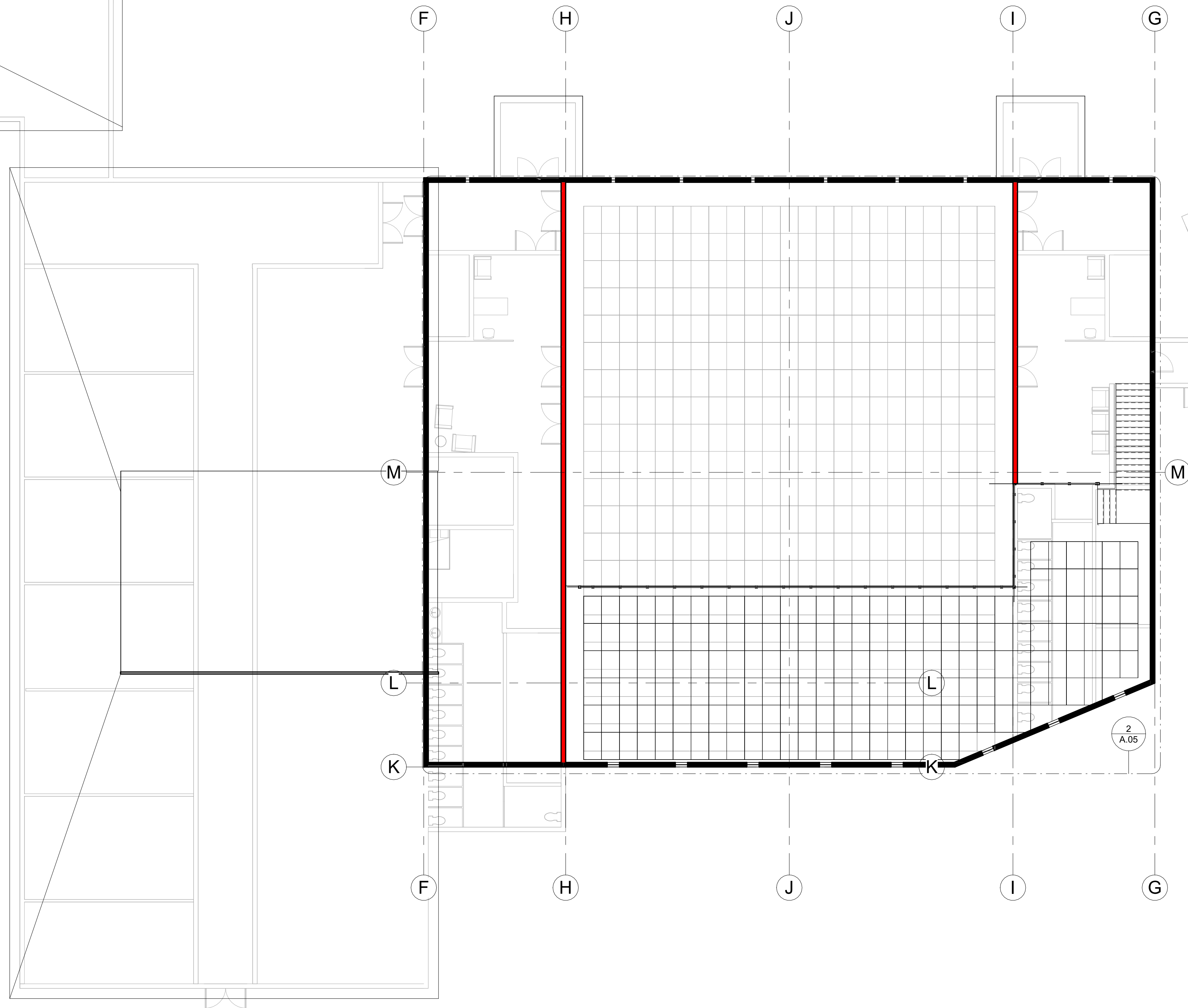
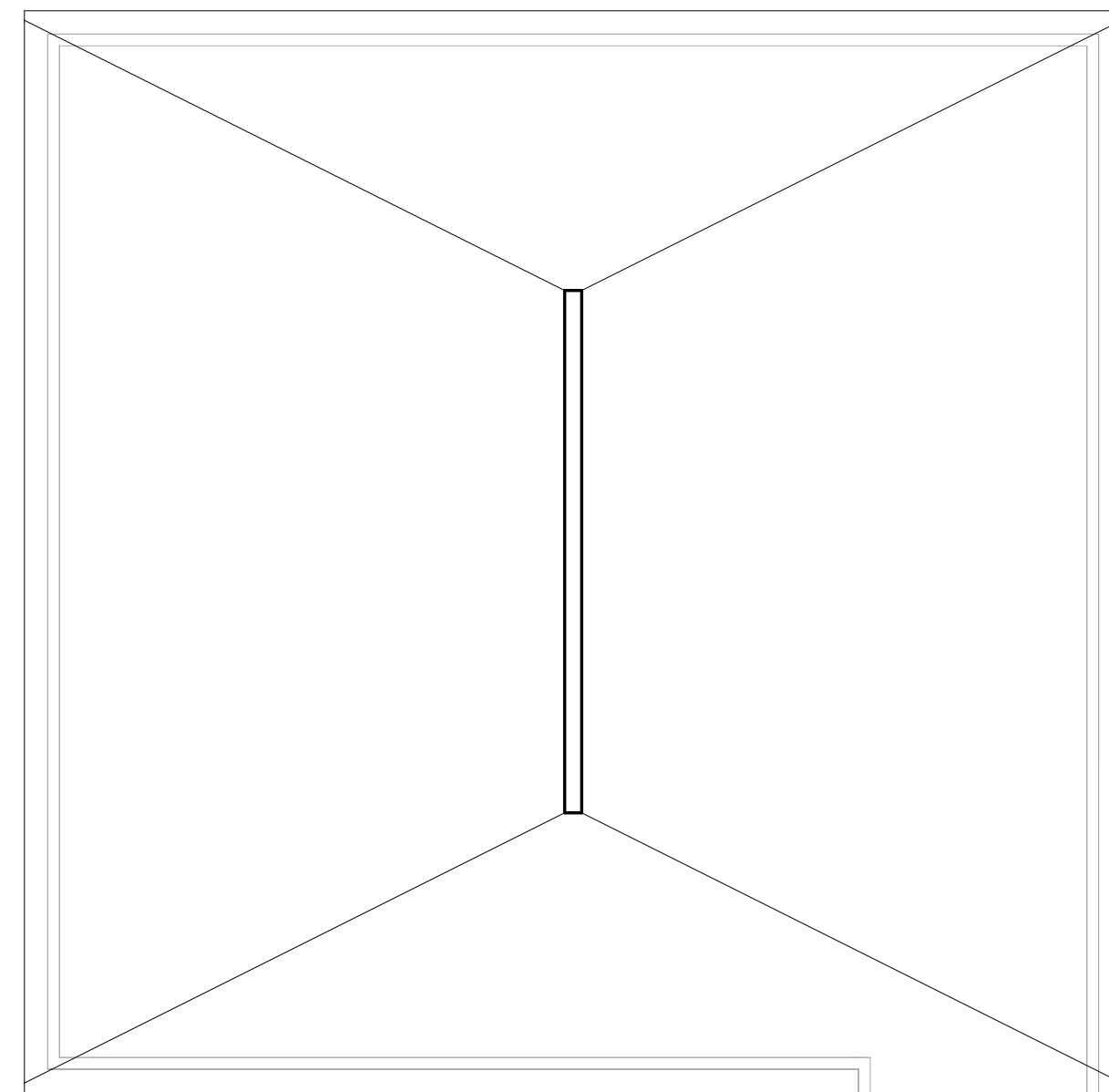
LEVEL 1 MAIN FLOOR PLAN

A.03
 Scale: 1" = 10'-0"

COMMUNITY CENTER IS UNDER INSTITUTION FOR PARKING REQUIREMENT
 PER SCHEDULE D, REQUIRED PARKING FOR INSTITUTION: 1 PARKING / 10 SQ.M OF GROSS FLOOR AREA = 4,710.0 / 10 SQ. M = 471 PARKING SPOTS BUT 284 AVAILABLE, LIMIT OCCUPANCY TO ALLOW 284

SETBACK
 FRONT = 18M MIN.
 SIDE = 12M
 REAR = 6M
 BLDG FOOTPRINT = 36,698SQF= 3,409.4 SQM
 LOT AREA = 14,808 SQ. M, 23% COVERAGE < 50% (OK)

Area Schedule (Gross Building)			
Name	Area	Level	Area Type
PHASE 1	9270 SF	LEVEL 1	Gross Building Area
PHASE 1	9104 SF	LEVEL 2	Gross Building Area
PHASE 2	7098 SF	LEVEL 1	Gross Building Area
PHASE 3	3663 SF	LEVEL 1	Gross Building Area
PHASE 4	4800 SF	LEVEL 1	Gross Building Area



① LEVEL 2
 1" = 10'-0"

WALL AREA	=
WINDOW AREA	=
**RATIO	=
WINDOW/SLIDING GLASS DOOR EFF.	=
SKYLIGHT/GLAZED ROOFS EFF.	=

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE QUALIFIED PROFESSIONAL ENGINEER'S REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE, TO THE BEST OF HIS/HER QUALIFICATION AND KNOWLEDGE UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1 OF THE 2012 ONTARIO BUILDING CODE.

M. SHUAE NOORY
 NAME: BOEN
 REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1 OF THE ONTARIO BUILDING CODE.
 NOORY ENGINEERING INC.
 FIRM NAME: BOEN

No.	Description	Date

COMMUNITY CENTER
FIA

Project Number: B4-1
 Date: JUNE/19/2022
 Drawn By: WYZ
 Checked By: MIN

LEVEL 2 TOP FLOOR PLAN

A.04

Scale: 1" = 10'-0"

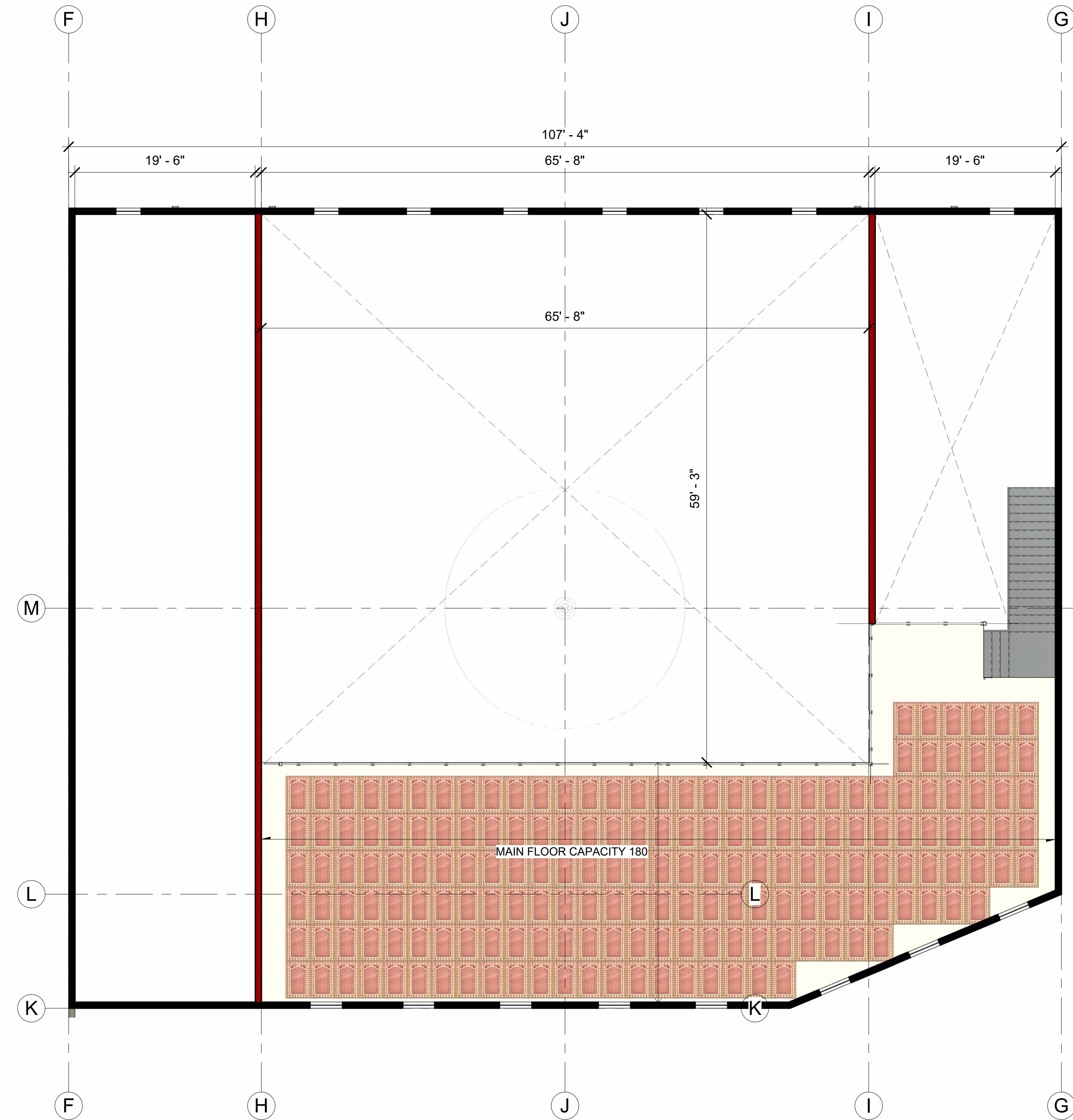
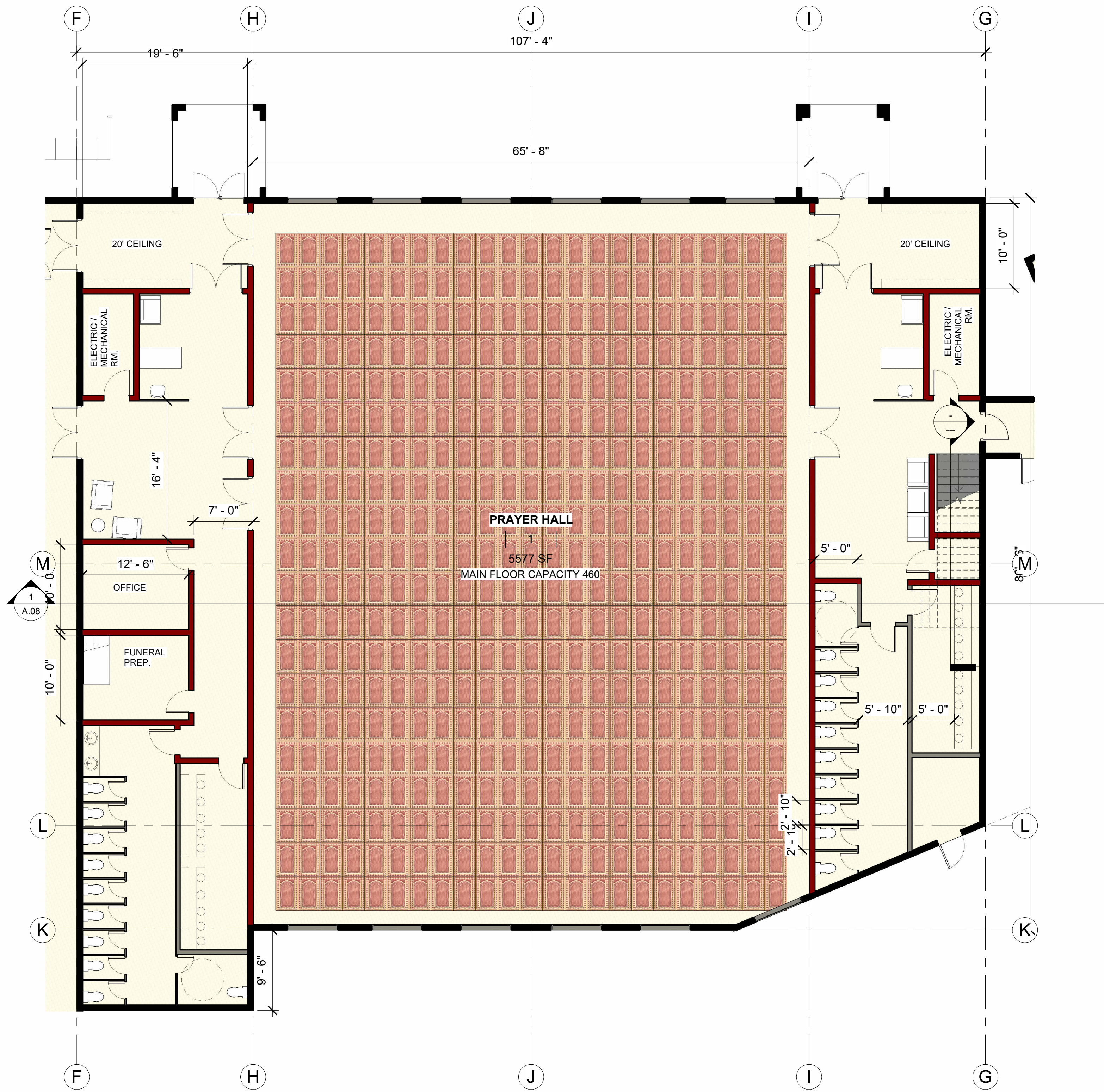
PHASE 1

BUILDING FOOTPRINT (INCLUDING STAIRS) = 9,270 SQF
 TOTAL PRAYER HALL AREA = 5,577 SQF + 851 SQF = 2,999 SQF

OPEN SPACE AREA MAIN FLOOR (EXCLUDED ENCLOSED SPACE BELOW) = X = 5,577 SQ.F. (xxx SQ.M)

AS REQUIRED PER CLAUSE 3.2.1.1.(3)(b)
 MEZZANINE NOT ENCLOSED AREA $\leq 0.4 (X) = 0.4 \times 5,577 = 2,231$ SQF (x SQM)
 ENCLOSED AREA IN MEZZANINE $\leq 0.1 (X) = 0.1 \times 5,603 = 560.3$ SQF (x SQM)

POSTED OCCUPANT LOAD LIMIT = 640
 PER CLAUSE 3.1.17.1 (2)



Area Schedule (Gross Building)			
Name	Area	Level	Area Type
PHASE 1	9270 SF	LEVEL 1	Gross Building Area
PHASE 1	9104 SF	LEVEL 2	Gross Building Area
PHASE 2	7098 SF	LEVEL 1	Gross Building Area
PHASE 3	3663 SF	LEVEL 1	Gross Building Area
PHASE 4	4800 SF	LEVEL 1	Gross Building Area

WALL AREA	=
WINDOW AREA	=
**TYPED	=
WINDOW/SLIDING GLASS DOOR EFFI.	=
SKYLIGHT/GLAZED ROOFS EFFI.	=

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE WORK AND THE REQUIREMENTS SET OUT IN THE OMBUDS BILLING CODE TO THE PROFESSIONAL QUALIFICATION REQUIREMENTS UNDER THE DESIGN IS EXEMPT UNDER DIVISION C 3.2.1.1 OF THE 2012 ONTARIO BUILDING CODE.

M. SHUHE NOORY
 NAME: M. SHUHE NOORY
 REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C 3.2.1.1 OF THE ONTARIO BUILDING CODE.
 NOORY ENGINEERING INC.
 FIRM NAME: NOORY ENGINEERING INC.
 BOB

No.	Description	Date

COMMUNITY CENTER

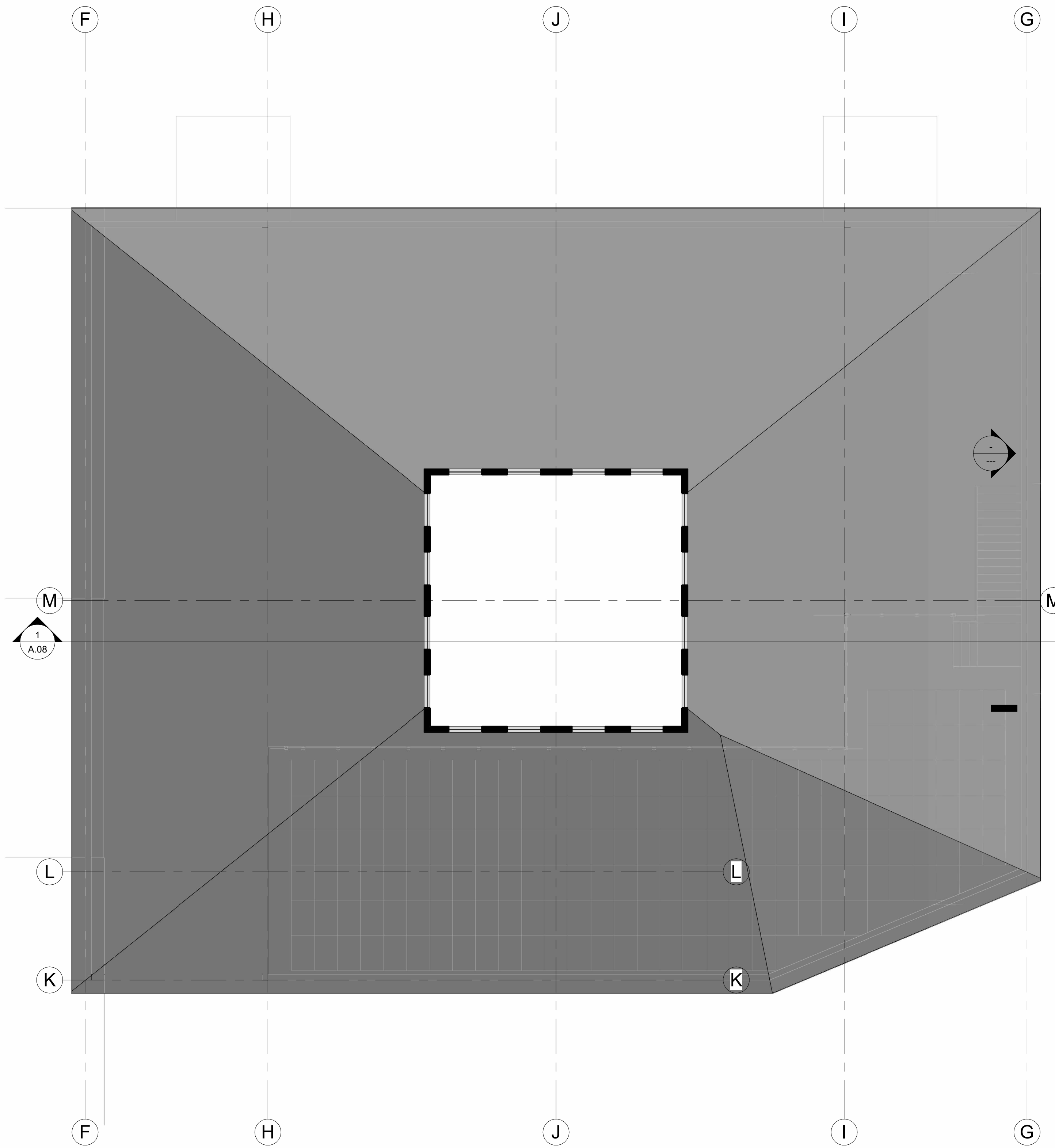
FIA

Project Number: B4-1
 Date: JUNE/19/2022
 Drawn By: MZC
 Checked By: MZC

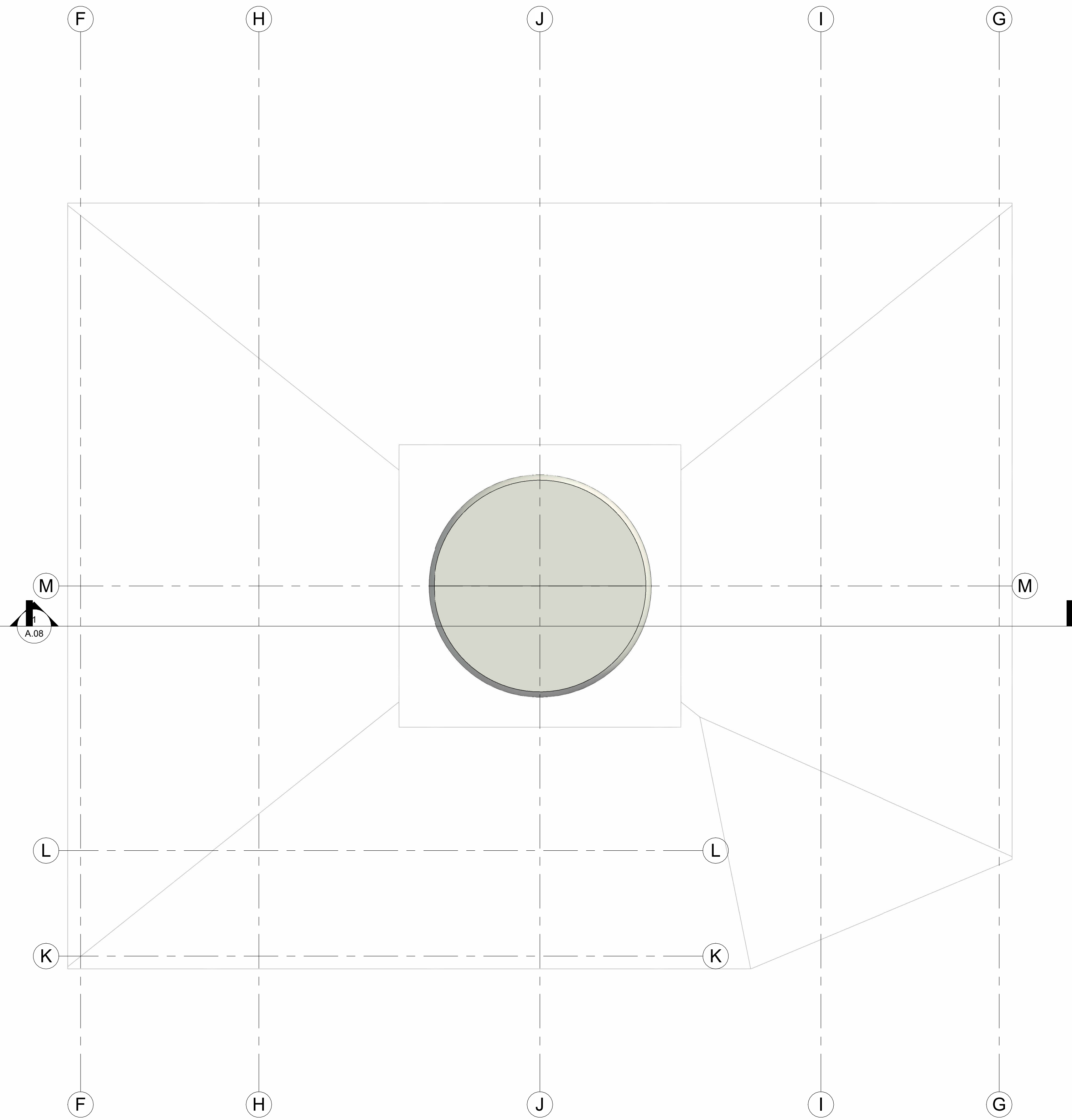
PHASE-1 MUSALLA HALL

A.05

Scale: 1/8" = 1'-0"



① ROOF
 1/8" = 1'-0"



② DOME
 1/8" = 1'-0"

WALL AREA	=
WINDOW AREA	=
**RATIO	=
WINDOW/SLIDING GLASS DOOR EFF.	=
SKYLIGHT/GLAZED ROOFS EFF.	=

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE QUALIFIED TRADES AND NEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE FOR THE PROPOSED QUALITY OF WORKMANSHIP UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1 OF THE 2012 ONTARIO BUILDING CODE.

M. SHIGUE NOORY	BCM
NAME	BCM
REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE ONTARIO BUILDING CODE.	
NOORY ENGINEERING INC.	BCM
FIRM NAME	BCM

No.	Description	Date

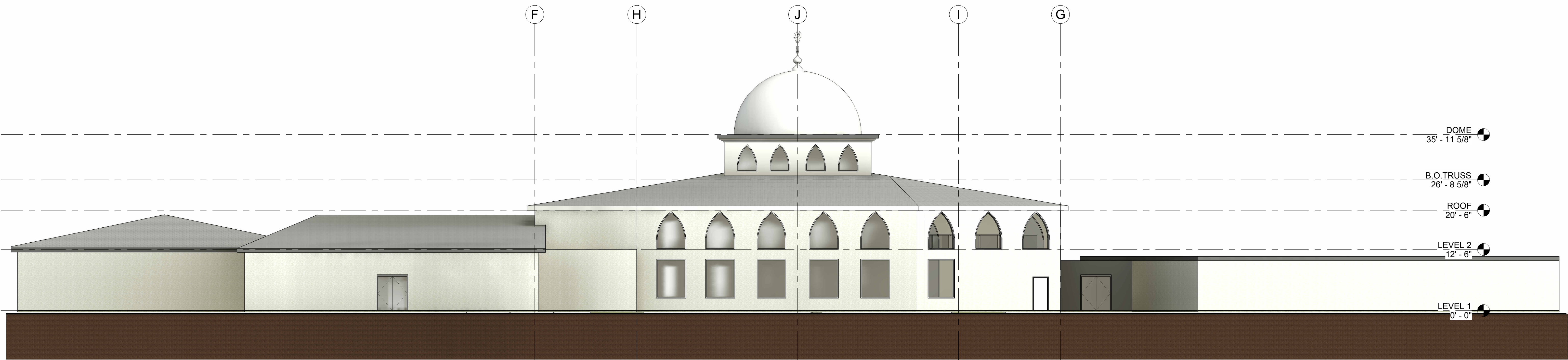
COMMUNITY CENTER
FIA

Project Number	B4-1
Date	JUNE/19/2022
Drawn By	MZC
Checked By	MIN

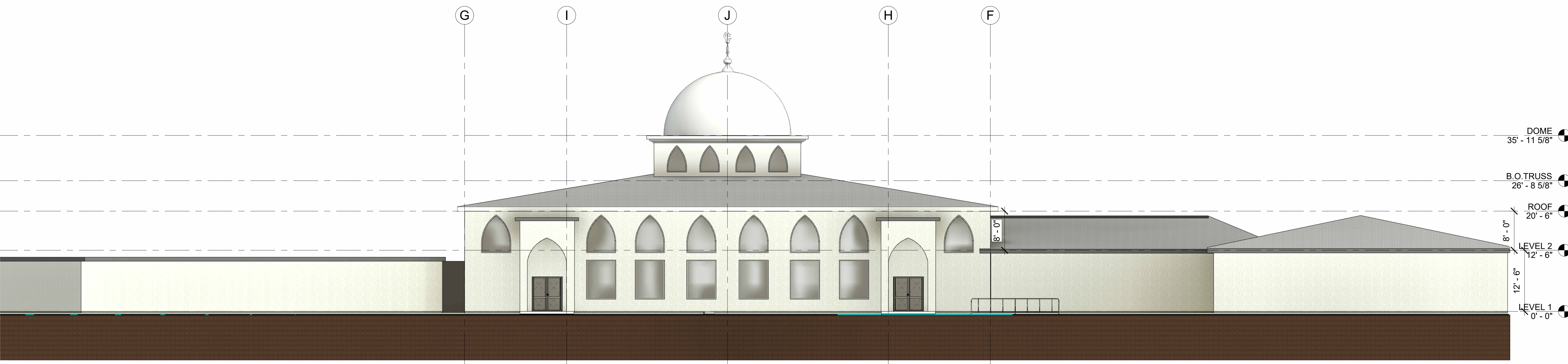
PHASE-1 ROOF

A.06

Scale 1/8" = 1'-0"



① SOUTH
 1" = 10'-0"



② NORTH
 1" = 10'-0"

WALL AREA	=
WINDOW AREA	=
**RATIO	=
WINDOW/SLIDING GLASS DOOR EFF.	=
SKYLIGHT/GLAZED ROOFS EFF.	=

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFIED PROFESSIONAL ENGINEER'S REQUIREMENTS SET OUT IN THE ONSHORE BUILDING CODE TO THE APPLICABLE QUALIFICATION REQUIREMENTS UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1 OF THE 2012 ONTARIO BUILDING CODE.

M. SHUQUA NOORY	BCIN
NAME	BCIN
REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1 OF THE ONTARIO BUILDING CODE.	
NOORY ENGINEERING INC.	BCIN
FIRM NAME	BCIN

No.	Description	Date

COMMUNITY CENTER
FIA

Project Number: B4-1
 Date: JUNE/19/2022
 Drawn By: MZC
 Checked By: MIN

ELEVATIONS 1

A.07

Scale: 1" = 10'-0"

