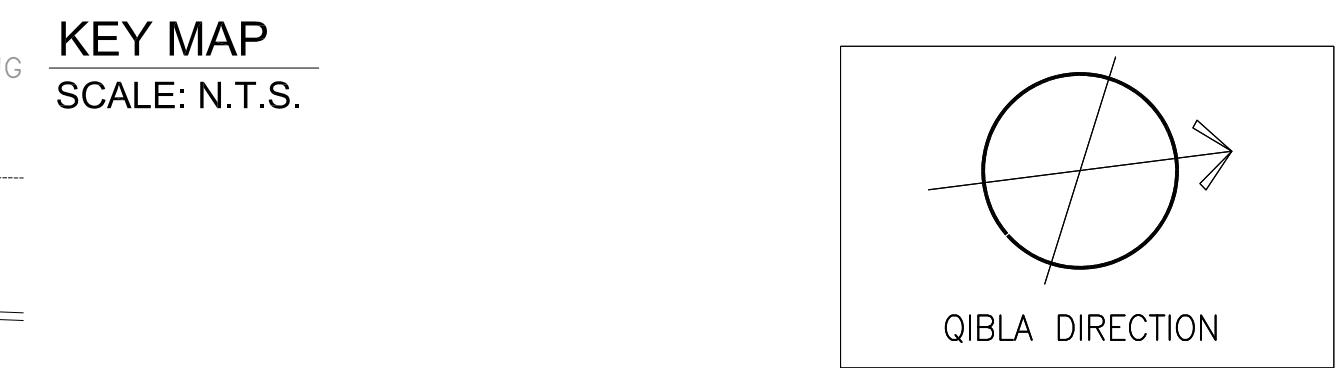
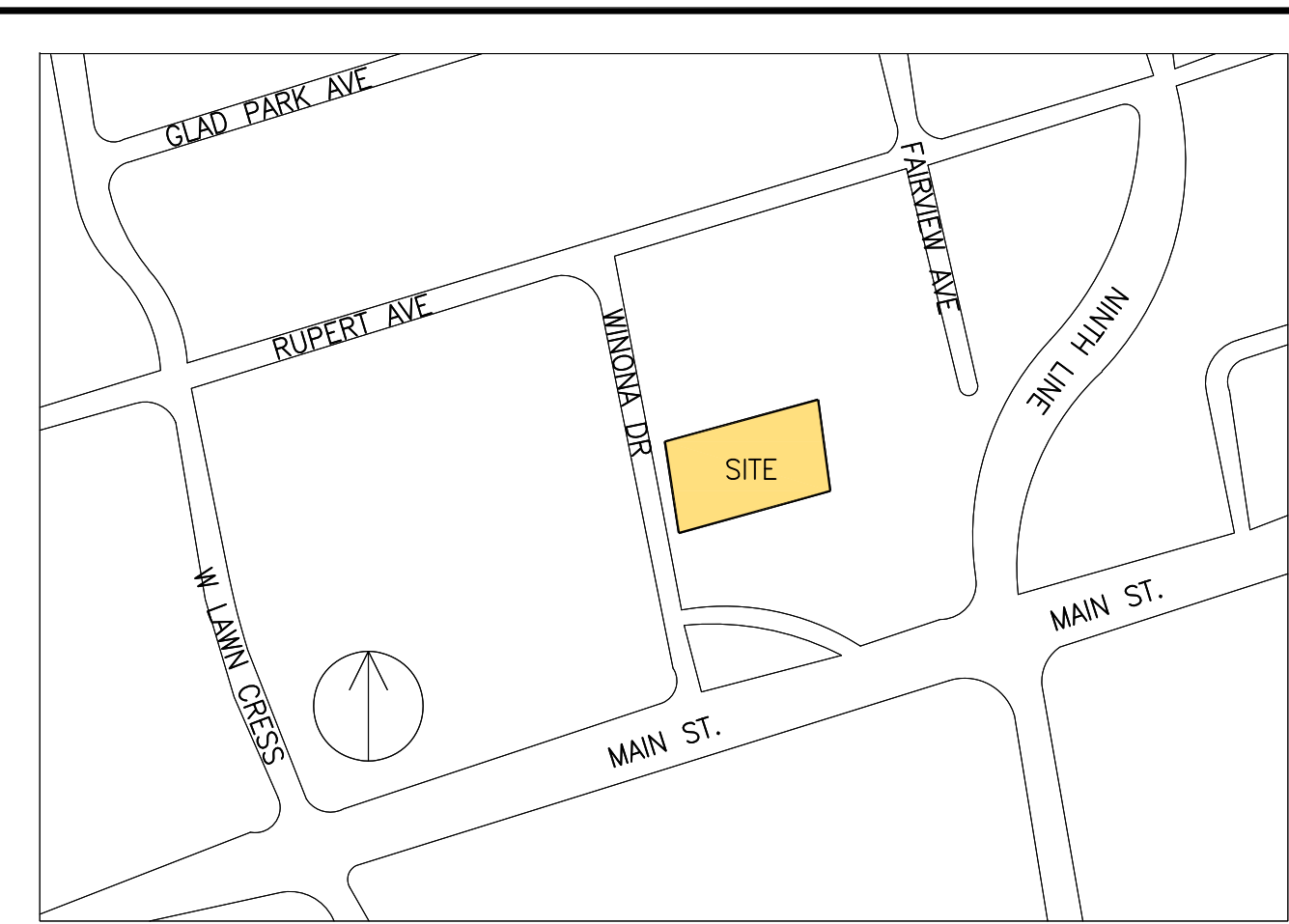
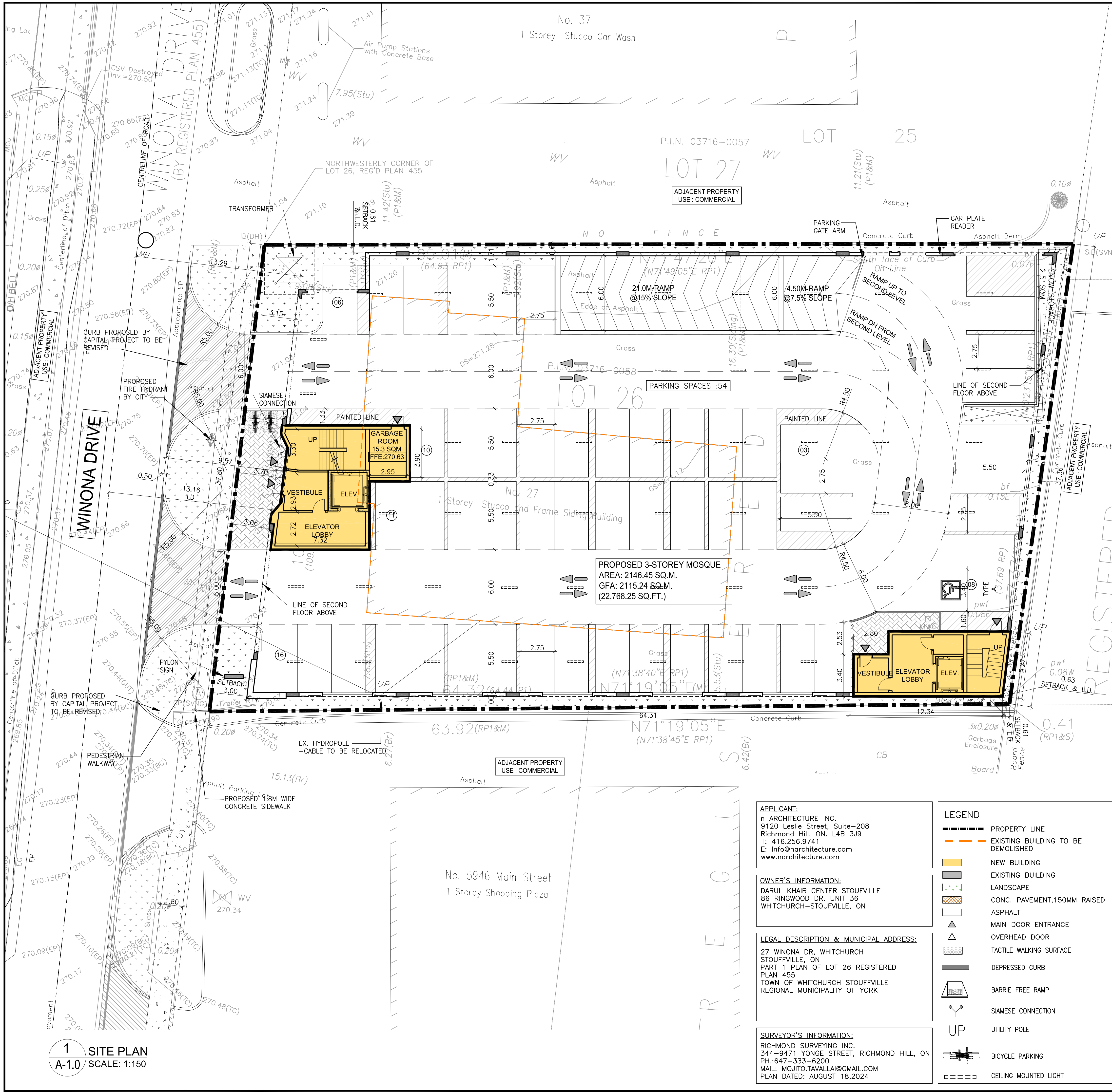




PROJECT STATISTICS		
ADDRESS: 27 , WINONA DR, WHITCHURCH, STOUFFVILLE, ON		
ZONING : COMMERCIAL RESIDENTIAL MIXED —WESTERN APPROACH(CM2) (BYLAW 2010—001—70 TOWN OF WHITCHURCH STOUFFVILLE,2010)		
	REQUIRED	PROPOSED
	CM—2	CM—2 (PLACE OF WORSHIP USE PERMITTED)
LOT AREA (SQ.M)	0 SQ.M. (MIN)	2408.74 SQ.M. (0.59 ACRES)
LOT FRONTAGE	0 M	37.80 M
BUILDING COVERAGE	N/A	2146.45 SQM (89.11%)
GFA (SQ.M)		2115.24 SQ.M
GFA (SQ.M)— INCLUDING 2ND FLOOR OPEN SPACE PARKING AREA(1207.02SQM) AND GROUND FLOOR OPEN SPACE PARKING AREA (1904.30SQM)		5226.56 SQ.M
GFA PER ZONING BY—LAW(SQ.M)— EXCLUDING MECHANICAL ROOM, STAIR WELLS, ELEVATOR SHAFTS, REFUSE STORAGE ROOM		1922.20 SQ.M
FLOOR SPACE INDEX		5226.56 SQ.M 2408.74 SQ.M.=2.16
LANDSCAPED AREA	MIN. 4.5M BETWEEN STREET AND PARKING AREAS OR DRIVEWAYS	3M 217.84 SQ.M(9.04%)
PAVED AREA	—	2044.58 SQ.M. (84.88%)
MAX. BUILDING HEIGHT	20M	—14.50M —20.00M (HEIGHT OF MINARET)

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT YARD (WEST)	(MIN)3 M (MAX)3 M	3 M
REAR YARD (EAST)	(MIN)0 M	0.63 M
INTERIOR SIDE YARD (NORTH)	(MIN)0 M	0.61 M
INTERIOR SIDE YARD (SOUTH)	(MIN)0 M	0.61 M

LOADING CALCULATION:		
OVER 950M ² UP TO 2115.24M ² OF GFA 4 LARGE LOADING SPACES REQUIRED (9M X 3.5M)	04	00

LONG TERM BICYCLE PARKING		
1 PER 1250 SQM OF GFA 2115.24/1250=1.69	02	03
SHORT TERM BICYCLE PARKING		
THE GREATER OF 1 SPACE PER 1000 SQM OF GFA OR 3 SPACES	03	03
BICYCLE PARKING SIZE:1.8MX0.6M_1.2M VERTICAL CLEARANCE		

PARKING CALCULATION	REQUIRED	PROVIDED
MEN'S PRAYER HALL (10 SPACES/100SQ.M.)—AREA=535.82 SQ.M.	53.5	54
WOMEN'S PRAYER HALL (10 SPACES/100SQ.M.)—AREA=135.3 SQM	13.5	14
LOUNGE AREA (10 SPACES/100SQ.M.)—AREA=62.1 SQM	6.2	06
OFFICE (4 SPACES/100 SQ.M.)—AREA=41.7 SQM	1.6	02
TOTAL PARKINGS SPACES	74.8	76
ACCESSIBLE PARKING:4% OF TOTAL PARKING SPACES	03	03
PARKING SIZE:(2.75X5.5M), ACCESSIBLE PARKING SIZE: TYPE A (3.4X5.5M)_TYPE B(2.4X5.5M)		

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20 NOV.2025

20th NOVEMBER 2025
ISSUED FOR ZBA#2
NOT FOR CONSTRUCTION

5.	20 NOV. 2025	ISSUED FOR ZBA#2 (DA#3)	MG
4.	18 MAR. 2025	ISSUED FOR ZBA#1 (DA#2)	ZP
3.	05 NOV. 2024	ISSUED FOR PRE-CON #3 (DA#1)	ZP
2.	24 APR. 2024	ISSUED FOR PRE-CON #2	JB
1.	13 JUN. 2023	ISSUED FOR PRE-CON	JB
No.	Date	Version	Dwn.

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PROJECT:

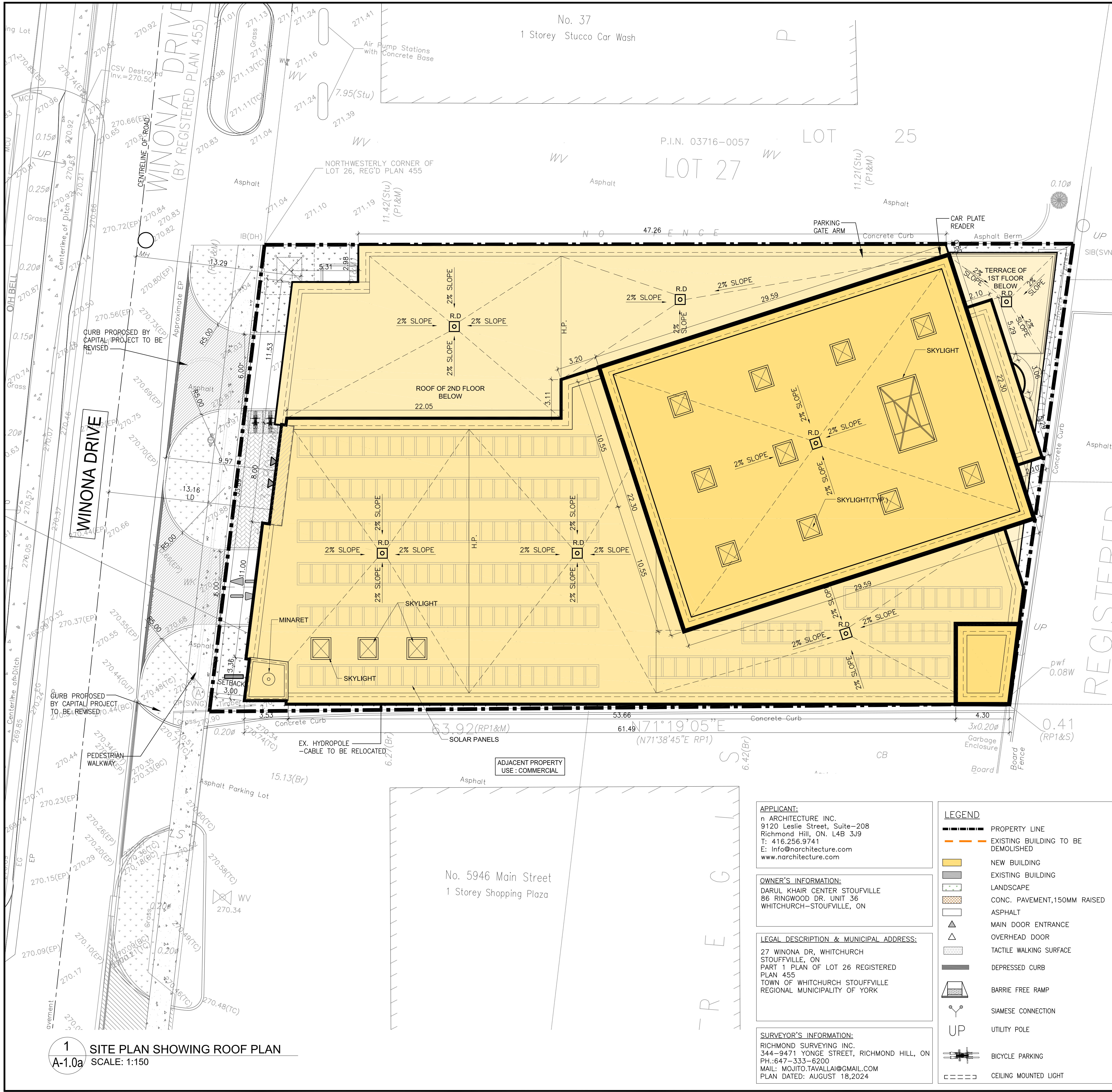
**27 WINONA DR,
WHITCHURCH
STOUFFVILLE, ON
PLACE OF
WORSHIP-MOSQUE**

DRAWING TITLE:

**SITE PLAN AT
GROUND LEVEL**

DRAWN BY: JB	DATE: 12 DEC 2022
CHECKED BY: NM	SCALE: AS NOTED

PROJECT NO.:	DRAWING NO.:
22-71	A-1.0



KEY MAP

SCALE: N.T.S.

PROJECT STATISTICS

ADDRESS: 27 , WINONA DR, WHITCHURCH, STOUFFVILLE, ON

ZONING : COMMERCIAL RESIDENTIAL MIXED
—WESTERN APPROACH(CM2) (BYLAW 2010—001—70 TOWN OF WHITCHURCH STOUFFVILLE,2010)

	REQUIRED	PROPOSED
	CM—2	CM—2 (PLACE OF WORSHIP USE PERMITTED)
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LOT FRONTAGE	0 M	37.80 M
BUILDING COVERAGE	N/A	2146.45 SQM (89.11%)
GFA (SQ.M)		2115.24 SQ.M
GFA (SQ.M)— INCLUDING 2ND FLOOR OPEN SPACE PARKING AREA(1207.02SQM) AND GROUND FLOOR OPEN SPACE PARKING AREA (1904.30SQM)		5226.56 SQ.M
GFA PER ZONING BY—LAW(SQ.M)— EXCLUDING MECHANICAL ROOM, STAIR WELLS, ELEVATOR SHAFTS, REFUSE STORAGE ROOM		1922.20 SQ.M
FLOOR SPACE INDEX		5226.56 SQ.M 2408.74 SQ.M. =2.16
LANDSCAPED AREA	MIN. 4.5M BETWEEN STREET AND PARKING AREAS OR DRIVEWAYS	3M 217.84 SQ.M(9.04%)
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MAX. BUILDING HEIGHT	20M	—14.50M —20.00M (HEIGHT OF MINARET)

	REQUIRED	PROPOSED
BUILDING SETBACKS		
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REAR YARD (EAST)	(MIN)0 M	0.63 M
INTERIOR SIDE YARD (NORTH)	(MIN)0 M	0.61 M
INTERIOR SIDE YARD (SOUTH)	(MIN)0 M	0.61 M

LOADING CALCULATION:

	REQUIRED	PROVIDED
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	REQUIRED	PROVIDED
LONG TERM BICYCLE PARKING 1 PER 1250 SQM OF GFA 2115.24/1250=1.69	02	03
SHORT TERM BICYCLE PARKING THE GREATER OF 1 SPACE PER 1000 SQM OF GFA OR 3 SPACES	03	03
BICYCLE PARKING SIZE:1.8MX0.6M_1.2M VERTICAL CLEARANCE		

	REQUIRED	PROVIDED
PARKING CALCULATION		
MEN'S PRAYER HALL (10 SPACES/100SQ.M.)—AREA=535.82 SQ.M.	53.5	54
WOMEN'S PRAYER HALL (10 SPACES/100SQ.M.)—AREA=135.3 SQM	13.5	14
LOUNGE AREA (10 SPACES/100SQ.M.)—AREA=62.1 SQM	6.2	06
OFFICE (4 SPACES/100 SQ.M.)—AREA=41.7 SQM	1.6	02
TOTAL PARKINGS SPACES	74.8	76
ACCESSIBLE PARKING:4% OF TOTAL PARKING SPACES	03	03
PARKING SIZE:(2.75X5.5M), ACCESSIBLE PARKING SIZE: TYPE A (3.4X5.5M)_TYPE B(2.4X5.5M)		

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1.	13 JUN. 2023	ISSUED FOR PRE-CON	JB
No.	Date	Version	Dwn.

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27 WINONA DR, WHITCHURCH STOUFFVILLE, ON PLACE OF WORSHIP-MOSQUE

DRAWING TITLE:

SITE PLAN AT ROOF LEVEL

DRAWN BY: JB	DATE: 12 DEC 2022
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

22-71

A-1.0a

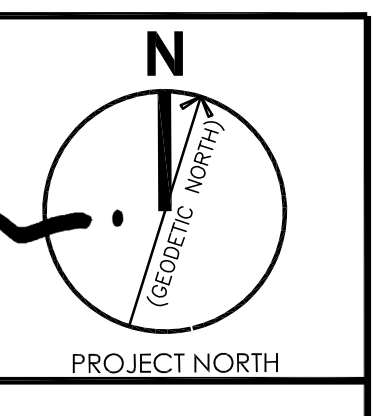
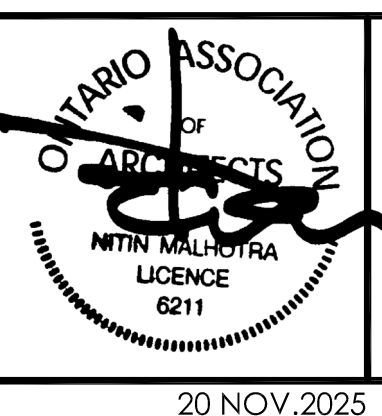


PART 2
1- THE SUBJECT PR.
RIGHT-OF-WAY.
2- ALL PINS ARE (LT)
3- ALL DIMENSIONS AR
4- ALL FENCES ARE "O"
LINE ARE SHOWN.

OWNER NOTE:
THIS PLAN HAS BEEN PREPARED
AND THE UNDERSIGNED ACCEPTS



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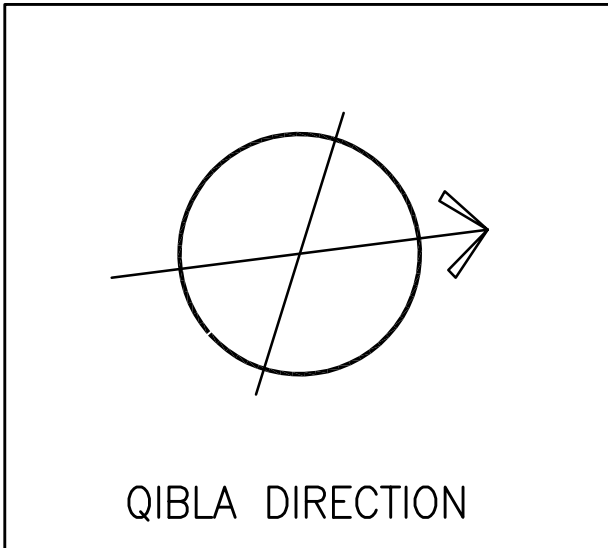
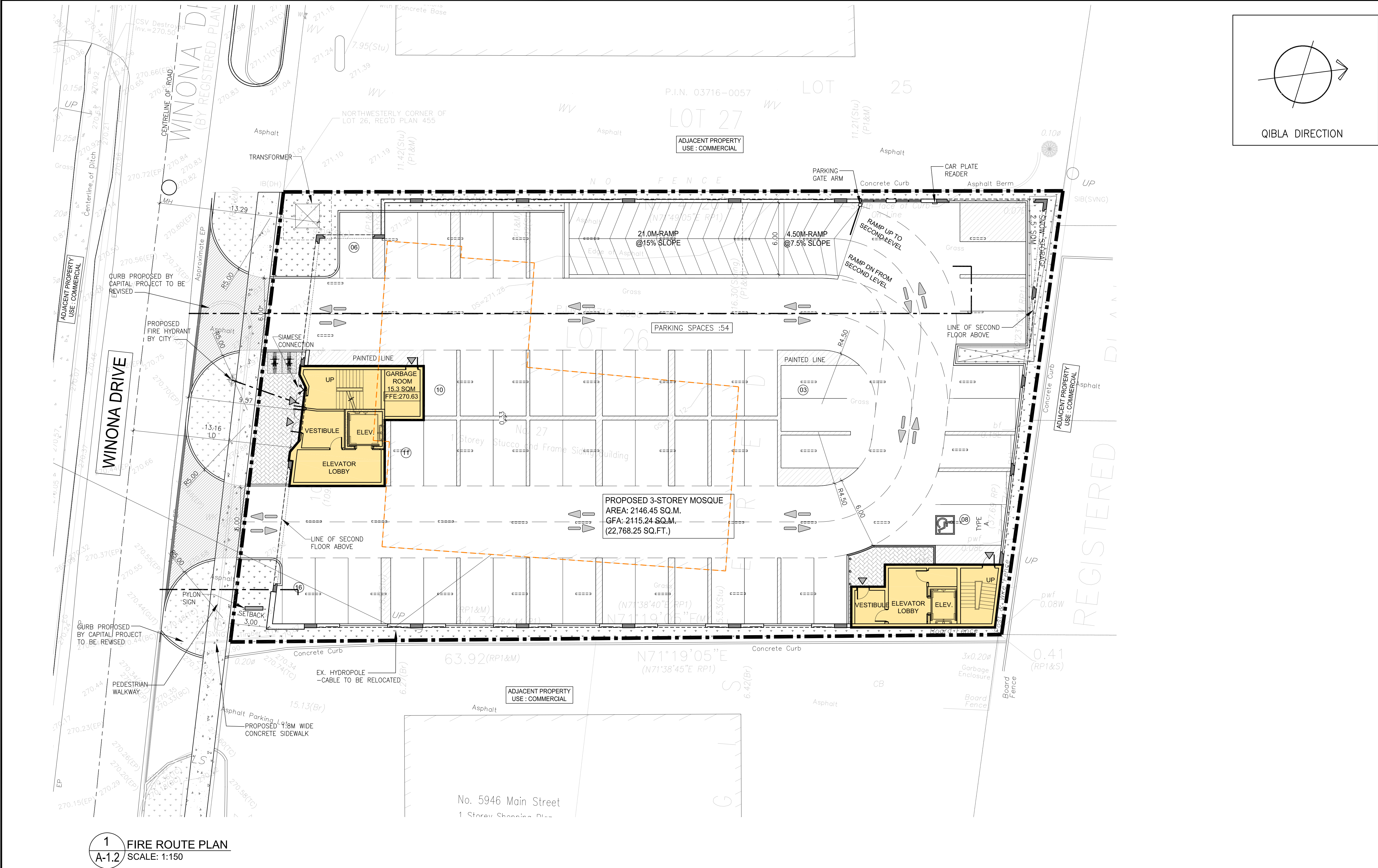
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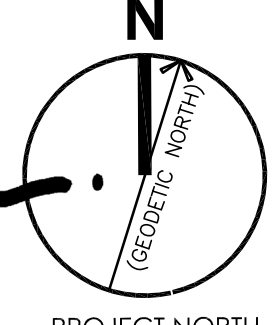
PROJECT:
**27 WINONA DR,
WHITCHURCH
STOUFFVILLE, ON
PLACE OF
WORSHIP-MOSQUE**

DRAWING TITLE: CONTEXT SITE PLAN	
DRAWN BY: JB	DATE: 12 DEC 2022
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
22-71	A-1.0b





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No.	Date	Version	Dwn.

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PROJECT:
**27 WINONA DR,
WHITCHURCH
STOUFFVILLE, ON
PLACE OF
WORSHIP-MOSQUE**

DRAWING TITLE:
FIRE ROUTE PLAN

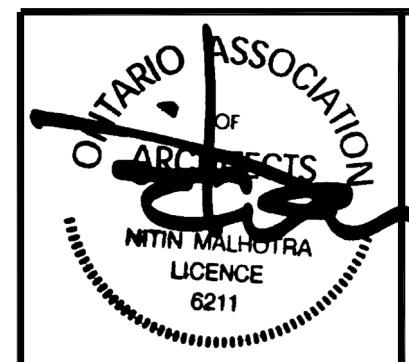
DRAWN BY: JB	DATE: 12 DEC 2022
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

22-71 A-1.2

Name of Project: n2271- MOSQUE STOUFVILLE
Location: 27 WINONA DR, WHITCHURCH STOUFFVILLE, ON

ONTARIO BUILDING CODE DATA MATRIX													BUILDING CODE REFERENCE
1	BUILDING CODE VERSION: 0.R. 163/24		LAST AMENDMENT: 0.R. 447/24										
2	PROJECT TYPE:	☒ NEW CONSTRUCTION ☐ ADDITION ☐ RENOVATION ☐ CHANGE OF USE ☐ ADDITION AND RENOVATION DESCRIPTION:										[A] 1.3.3.2.	
3	MAJOR OCCUPANCY CLASSIFICATION:	OCCUPANCY 3.2.2.24, GROUP A DIV. 2, UPTO 6 STOREY, ANY AREA, SPRINKLERED USE PLACE OF WORSHIP – MOSQUE										3.1.2.	
4	SUPERIMPOSED MAJOR OCCUPANCIES:	☒ NO DESCRIPTION: ☐ YES ☐ N/A										3.2.2.7.	
5	BUILDING AREA (m ²)	DESCRIPTION		EXISTING 0.0	NEW 2146.45	TOTAL 2146.45						[A] 1.4.1.2.	
		TOTAL											
6	GROSS AREA (m ²)	DESCRIPTION		EXISTING 0.0	NEW 2115.24	TOTAL 2115.24						[A] 1.4.1.2.	
		TOTAL											
7	MEZZANINE AREA (m ²)	DESCRIPTION N/A		EXISTING	NEW	TOTAL						3.2.1.1.	
		TOTAL											
8	BUILDING HEIGHT	3 STOREYS ABOVE GRADE 0 STOREYS BELOW GRADE		14.5 (m) ABOVE GRADE								[A] 1.4.1.2. & 3.2.1.1.	
9	HIGH BUILDING	☒ NO ☐ YES										3.2.6.	
10	NUMBER OF STREETS/FIREFIGHTER ACCESS	1 STREET(S)										3.2.2.10. & 3.2.5.	
11	BUILDING CLASSIFICATION:	3.2.2.24, GROUP A DIV. 2, UPTO 6 STOREY, ANY AREA, SPRINKLERED										3.2.2.20 – 93.	
12	SPRINKLER SYSTEM	☐ NOT REQUIRED ☐ REQUIRED PROVIDED: ☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF FLOOR RATING ☐ NONE DESCRIPTION:										3.2.1.5. & 3.2.2.18, 21, 22., 29., 3.2.4.1., 3.2.4.9., 3.2.4.15. & 3.2.5.12. – 14.	
13	STANDPIPE SYSTEM	☒ NOT REQUIRED ☐ REQUIRED										3.2.5.8. – 11.	
14	FIRE ALARM SYSTEM	☐ NOT REQUIRED ☒ REQUIRED TYPE PROVIDED: ☐ SINGLE STAGE ☐ TWO STAGE ☐ NONE										3.2.4.	
15	WATER SERVICE/SUPPLY IS ADEQUATE	☐ NO ☒ YES										3.2.5.7.	
16	CONSTRUCTION TYPE:	RESTRICTION: ☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE PERMITTED ☐ ENCAPSULATED MASS TIMBER PERMITTED ACTUAL: ☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE PERMITTED ☐ COMBINATION OF COMBUSTIBLE AND NON-COMBUSTIBLE ☐ ENCAPSULATED MASS TIMBER ☐ COMBINATION OF ENCAPSULATED MASS TIMBER AND NON-COMBUSTIBLE HEAVY TIMBER CONSTRUCTION: ☒ NO ☐ YES										3.2.2.20. – 93. & 3.1.6.	
												3.1.4.6., 7., 3.2.2.16.	
17	IMPORTANCE CATEGORY	☐ LOW ☐ LOW HUMAN OCCUPANCY ☐ POST-DISASTER SHELTER ☒ NORMAL ☐ HIGH ☐ MINOR STORAGE BUILDING ☐ EXPLOSIVE OR HAZARDOUS SUBSTANCES ☐ HIGH ☐ POST-DISASTER										4.1.2.1.(3) & T4.1.2.1.	
18	OCCUPANT LOAD**	FLOOR LEVEL/AREA		OCCUPANCY TYPE		BASED ON		OCCUPANT LOAD(PERSONS)		POSTED LIMIT		3.1.17.	
		2nd Floor		A2 (Prayer Hall)		DESIGN		426					
		3rd Floor		A2 (Prayer Hall+Lounge Area+Offices)				102+30+10					
						TOTAL		568					
19	BARRIER-FREE DESIGN	☐ NO ☒ YES EXPLANATION:										3.8.	
20	BARRIER-FREE ENTRANCES	NUMBER: 2 EXPLANATION:										3.8.1.2.	
21	HAZARDOUS SUBSTANCES	☒ NO ☐ YES EXPLANATION:										3.3.1.2.	
22	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY		RATING (H)		SUPPORTING ASSEMBLY (H)		NON-COMBUSTIBLE IN LIEU OF RATING?				3.2.2.20. – 93. 3.2.1.2., 3.2.1.4., 3.2.2.15., 3.2.3.1.	
		STOREYS BELOW GRADE		N/A		N/A		☐ NO	☐ YES	N/A			
		FLOORS OVER BASEMENT		N/A		N/A		☐ NO	☐ YES	N/A			
		FLOORS		1		1		☐ NO	☒ YES	N/A			
		MEZZANINE		N/A		N/A		☐ NO	☐ YES	N/A			
		ROOF		0		0		☐ NO	☐ YES	N/A			
23	SPATIAL SEPARATION											3.2.3.	
	WALL	AREA OF EBF (m ²)	LD (m)	L/H RATIO	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (H)	LISTED DESIGN OR DESCRIPTION	COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION	COMBUSTIBLE CLADDING	NON-COMBUSTIBLE CLADDING	
	NORTH	553.27	0.61	4.16	0	0	1HR		☐	☒	☐	☒	
	SOUTH	550.71	0.61	4.31	0	0	1HR		☐	☒	☐	☒	
	EAST	414.56	0.63	2.34	0	0	1HR		☐	☒	☐	☒	
	WEST (PART1)	294.58	13.16	2.86	100	21.80	0		☒	☒	☒	☒	
	WEST (PART2)	136.69	13.16	9.46	100	7.02	0						

* ALL REFERENCES ARE TO DIVISION B OF OBC, UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C
 ** EACH PRAYER RUG IS ROUGHLY 0.75Mx1.2M.



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PROJECT:

**27 WINONA DR,
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WORSHIP-MOSQUE**

DRAWING TITLE:

EBF CALCULATION & OBC MATRIX

DRAWN BY: JB

DATE: 12 DEC 2022

CHECKED BY: N

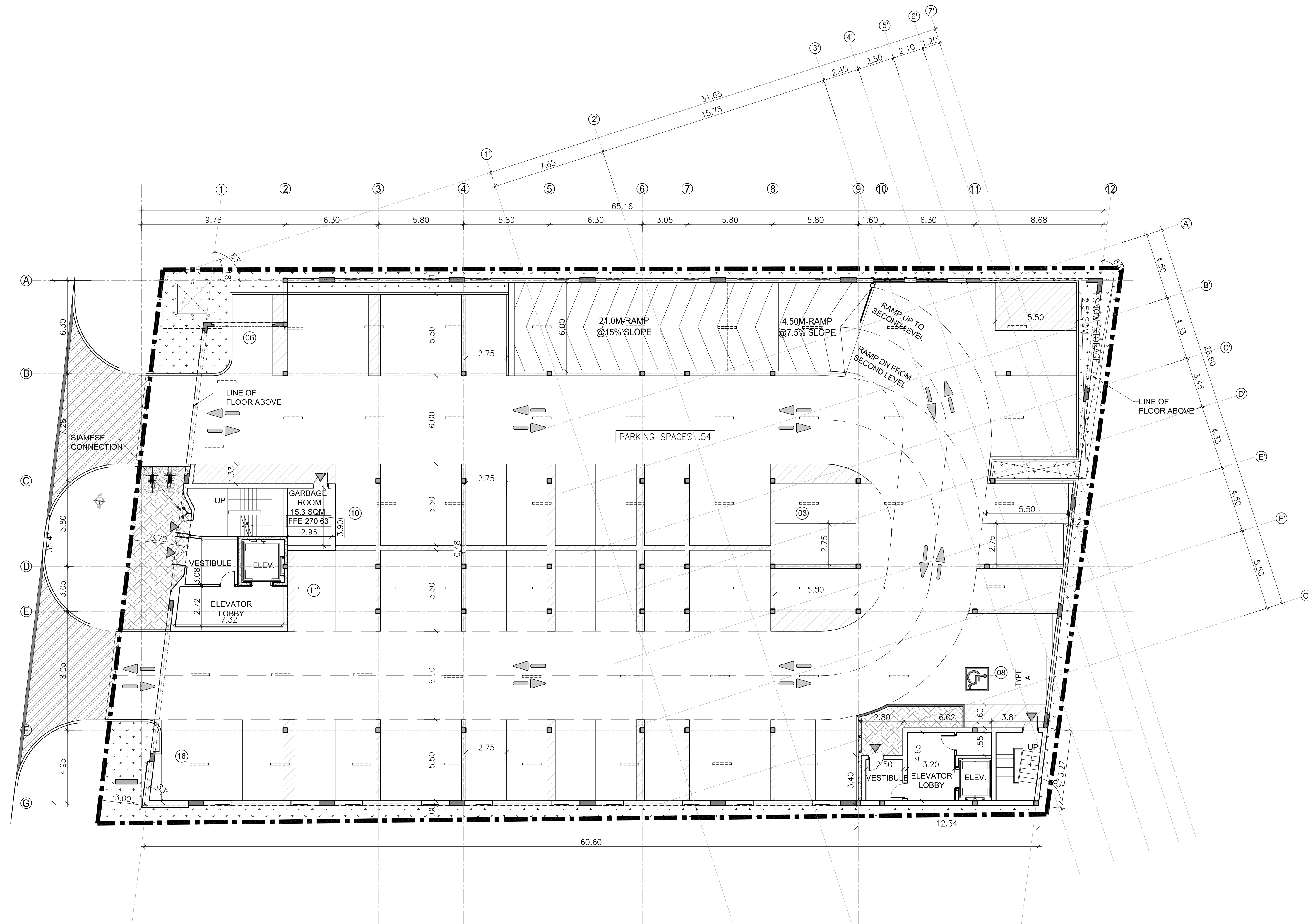
SCALE: AS NOTED

PROJECT NO.

DRAWING NO.:	
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22-71

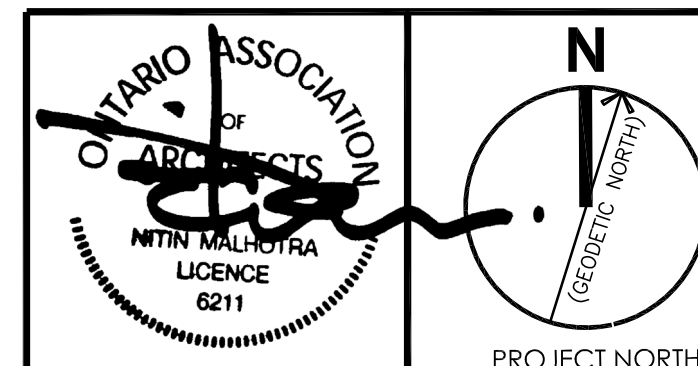
A-1.3



1 FIRST FLOOR PLAN
A-2.0 SCALE: 1:150



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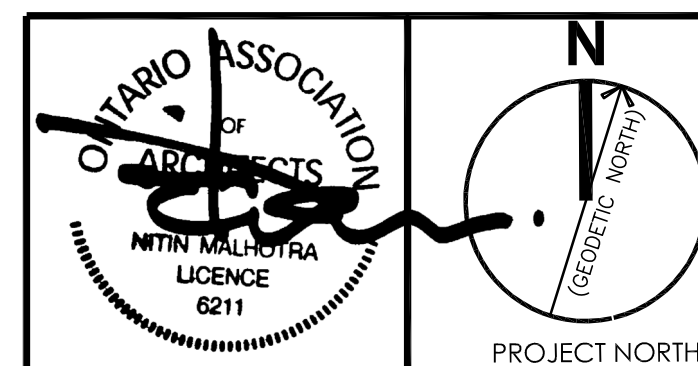
DRAWING TITLE:
1ST FLOOR PLAN

DRAWN BY: JB	DATE: 12 DEC 2022
CHECKED BY: NM	SCALE: AS NOTED

PROJECT NO.:	DRAWING NO.:
22-71	A-2.0



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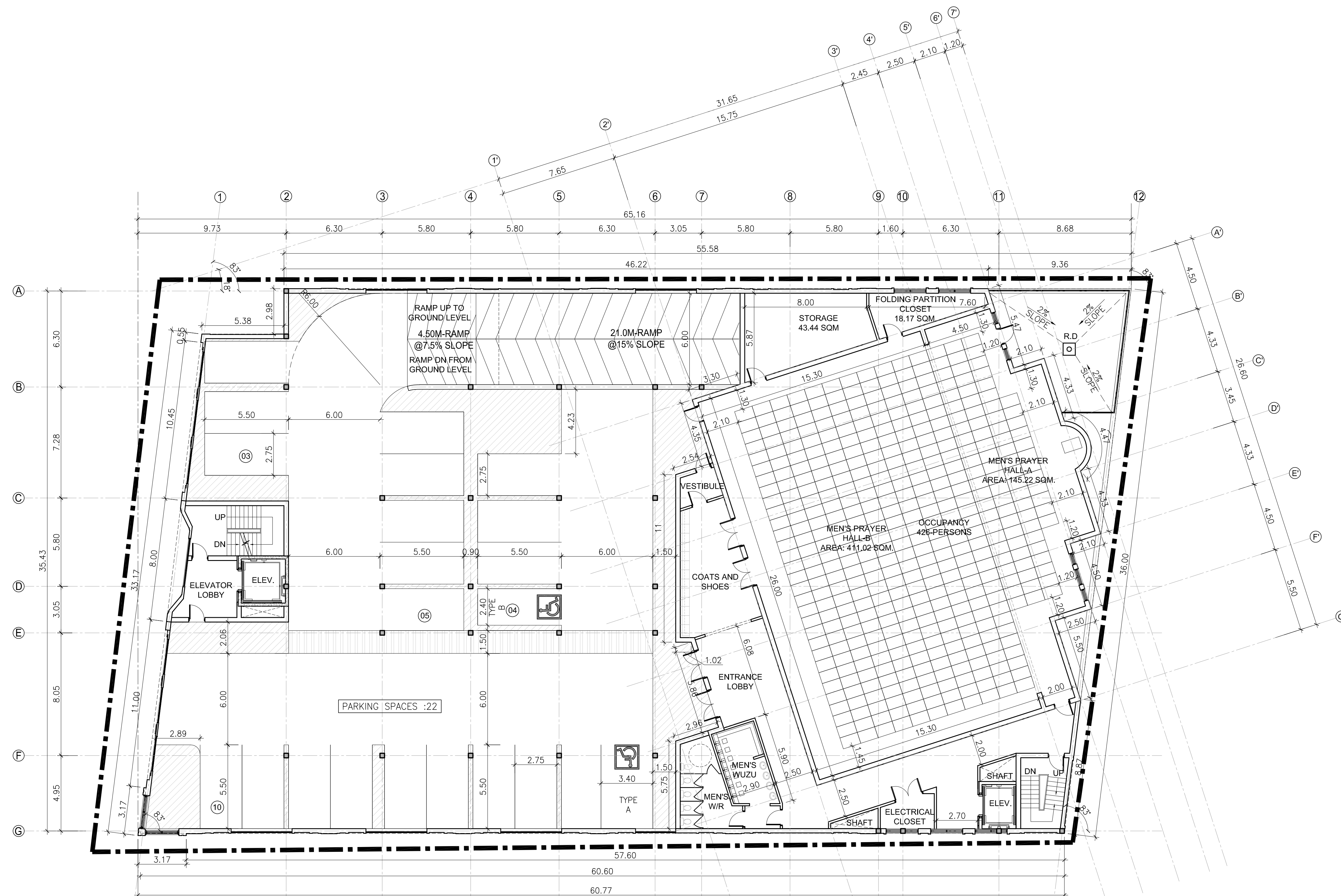
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PROJECT:
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DRAWING TITLE:
2ND FLOOR PLAN

DRAWN BY: JB	DATE: 12 DEC 2022
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

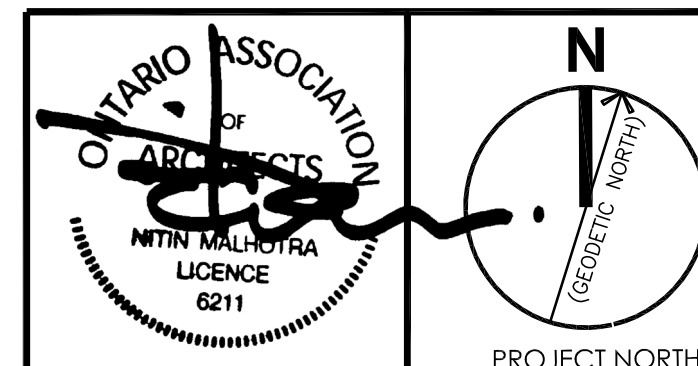
22-71 A-2.1



1
A-2.1 **SECOND FLOOR PLAN**
SCALE: 1:150



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5.	20 NOV. 2025	ISSUED FOR ZBA#2 (DA#3)	MG
4.	18 MAR. 2025	ISSUED FOR ZBA#1 (DA#2)	ZP
3.	05 NOV. 2024	ISSUED FOR PRE-CON #3 (DA#1)	ZP
2.	24 APR. 2024	ISSUED FOR PRE-CON #2	JB
1.	13 JUN. 2023	ISSUED FOR PRE-CON	JB
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PROJECT:

**27 WINONA DR,
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PLACE OF
WORSHIP-MOSQUE**

DRAWING TITLE:

3RD FLOOR PLAN

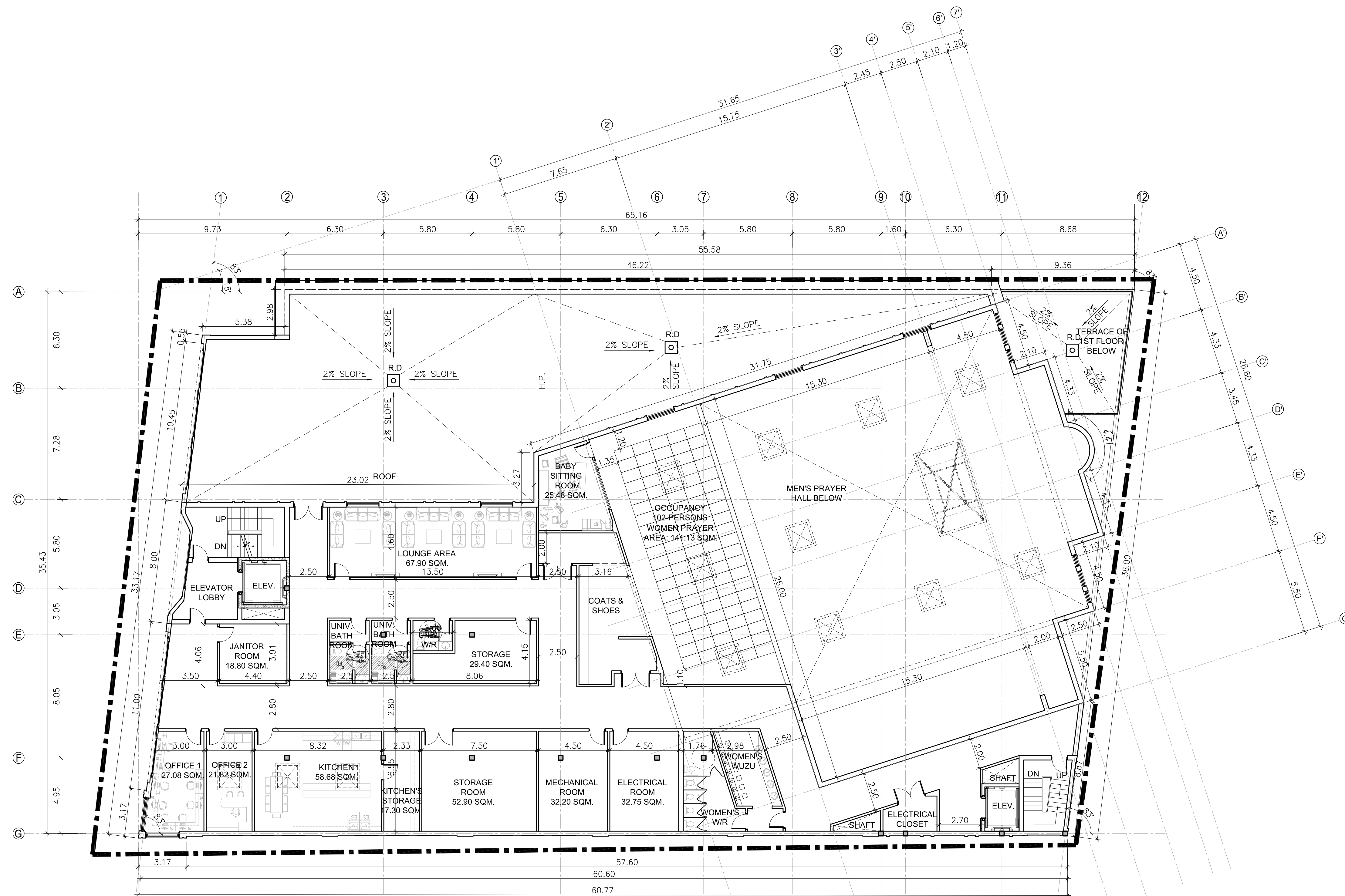
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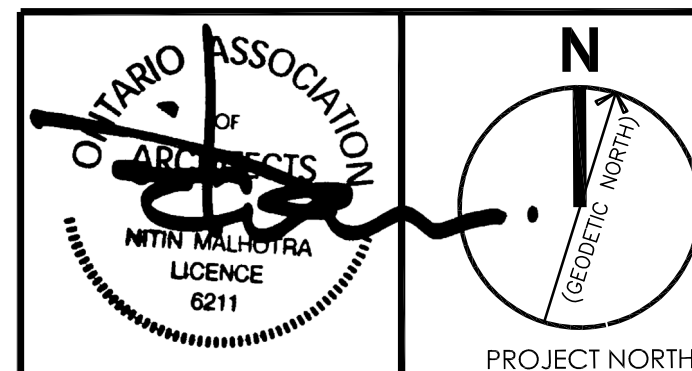
A-2.2



1 THIRD FLOOR PLAN
A-2.2 SCALE: 1:150



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PROJECT:

**27 WINONA DR,
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DRAWING TITLE:

ROOF PLAN

DRAWN BY: JB

DATE: 12 DEC 2022

CHECKED BY: NM

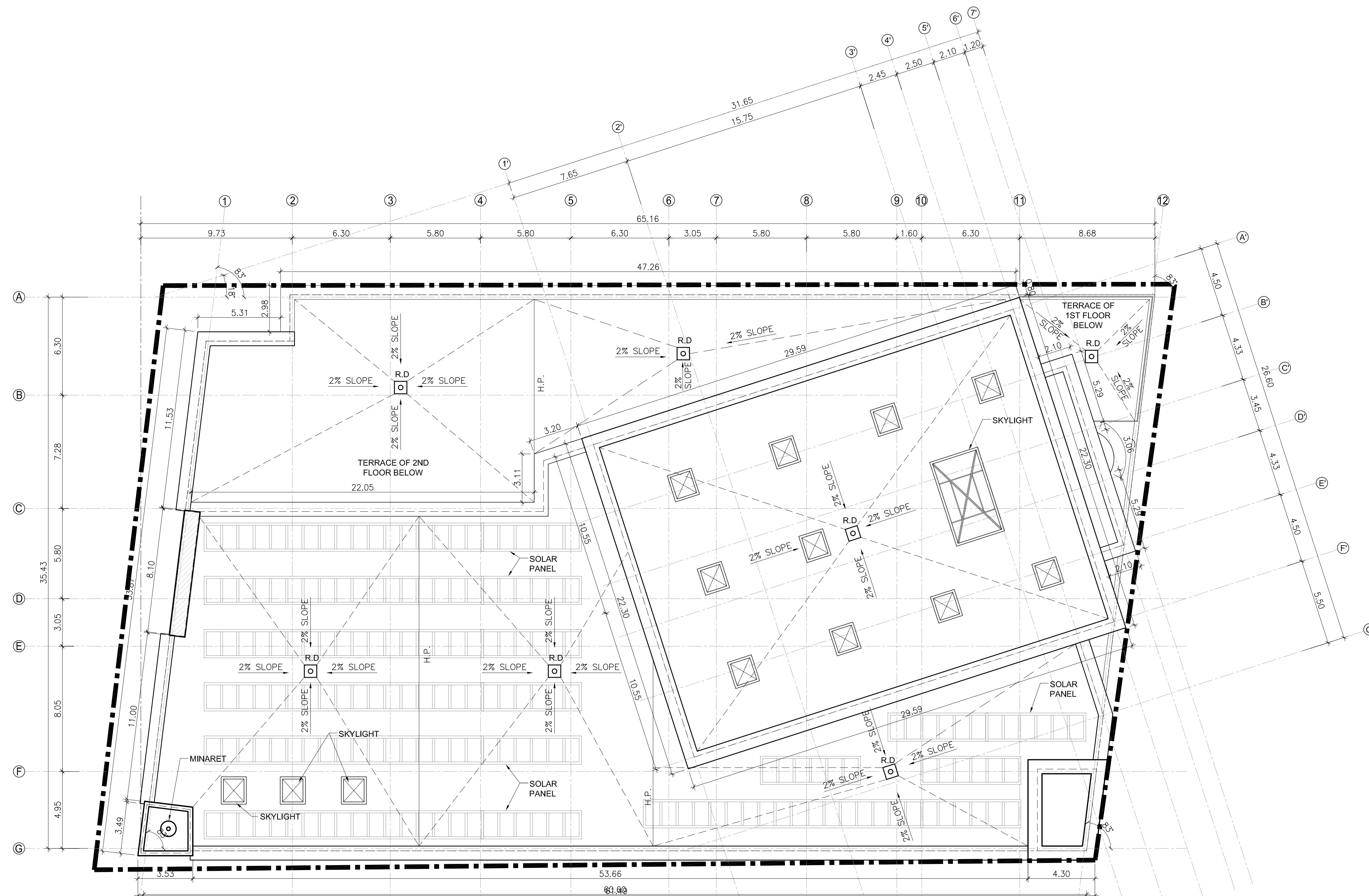
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PROJECT NO.:

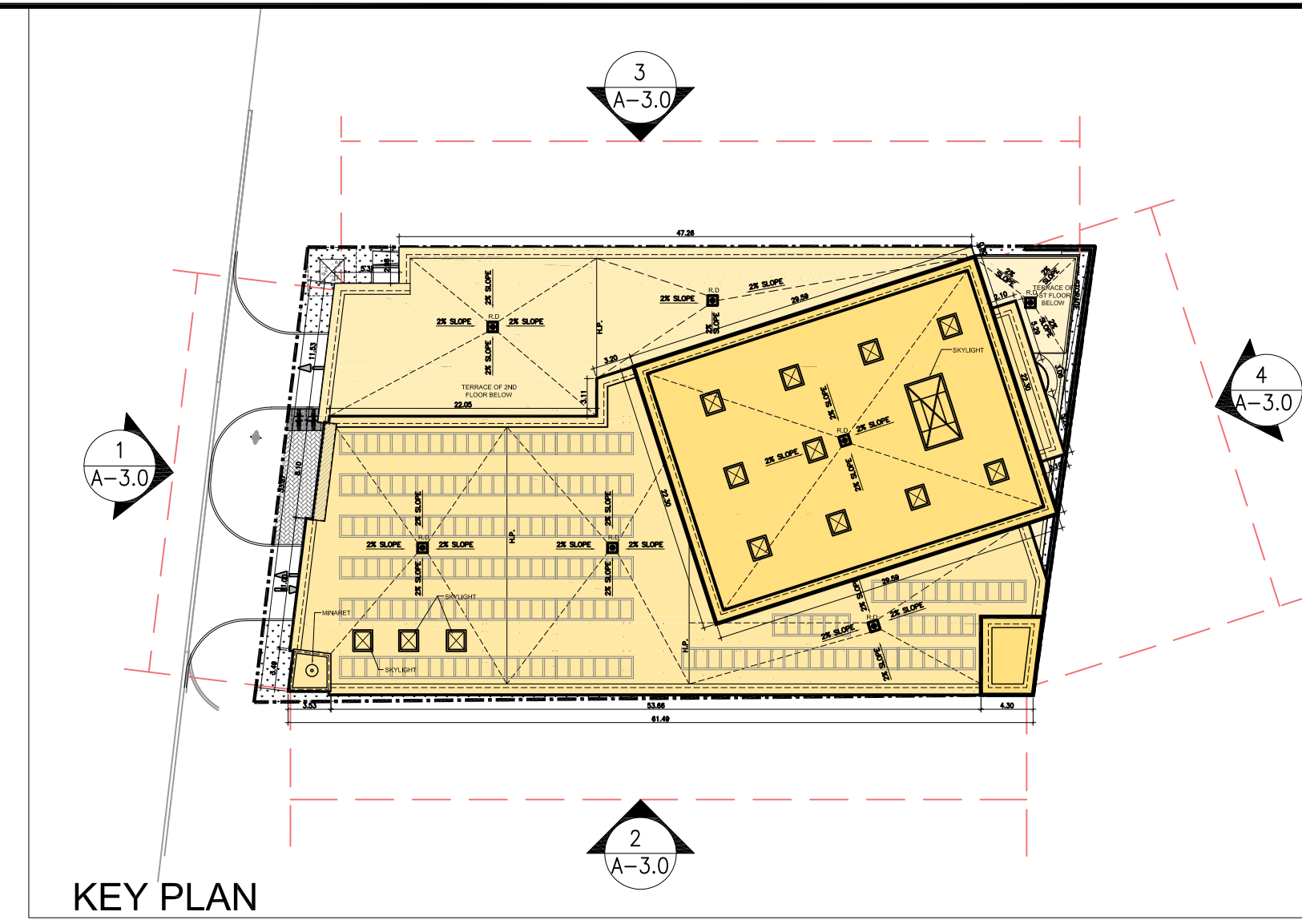
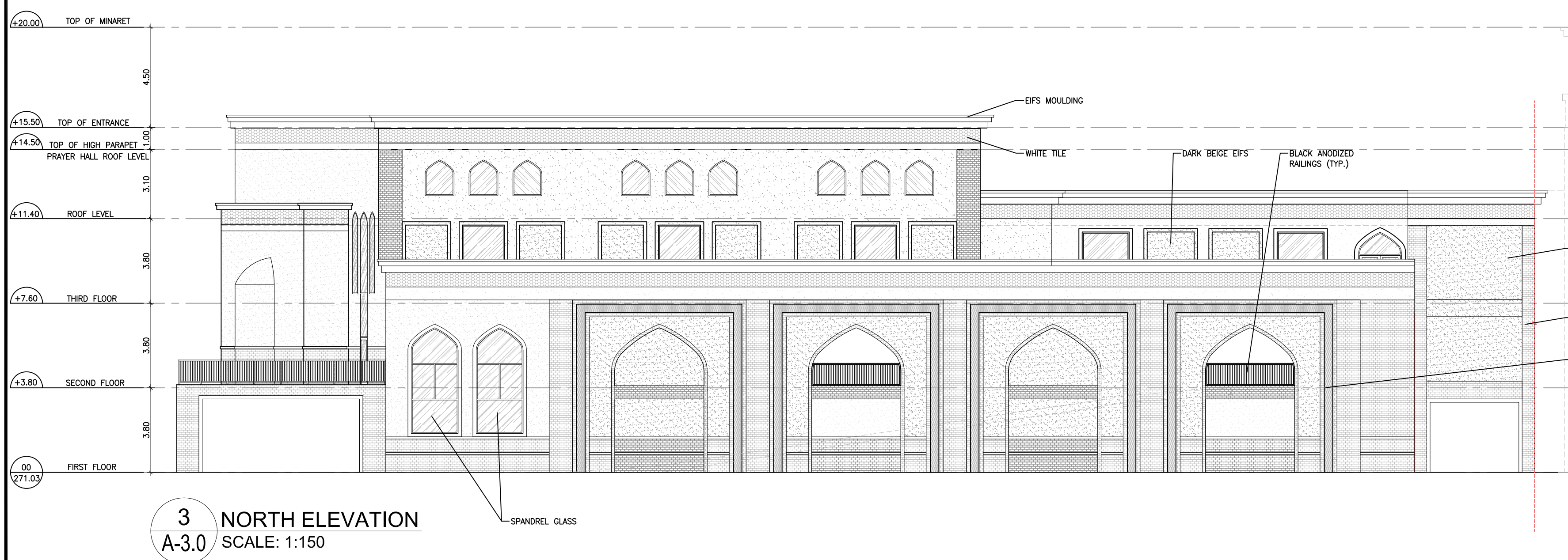
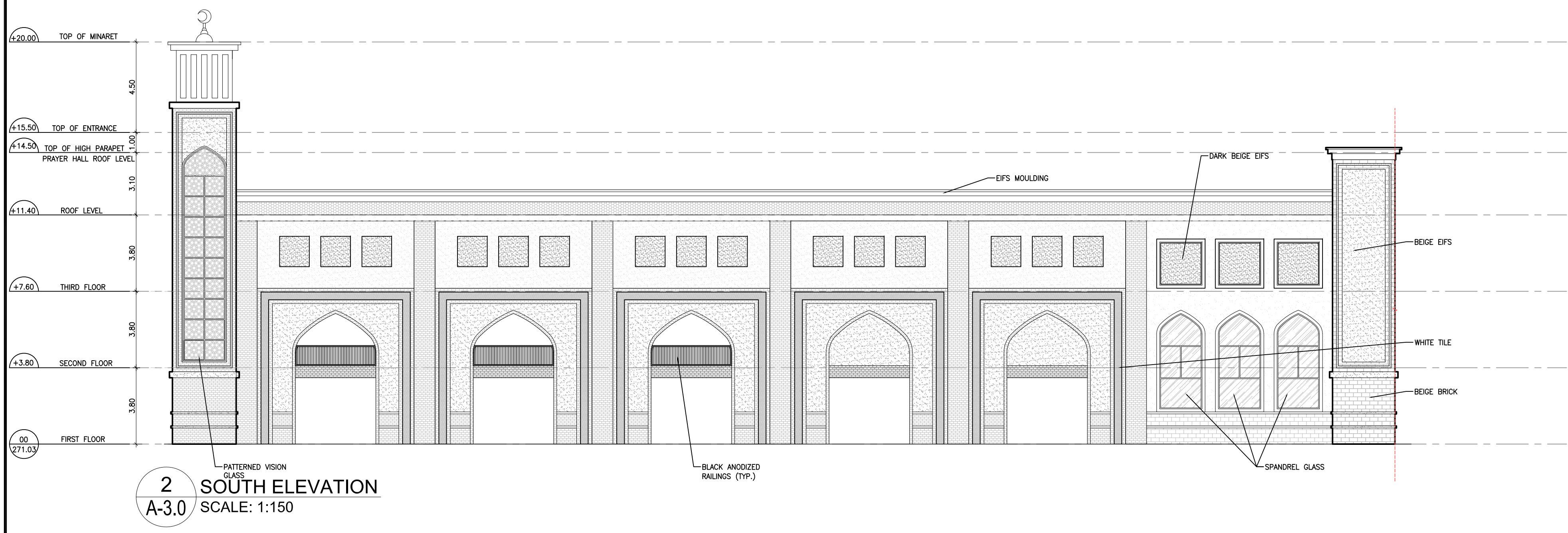
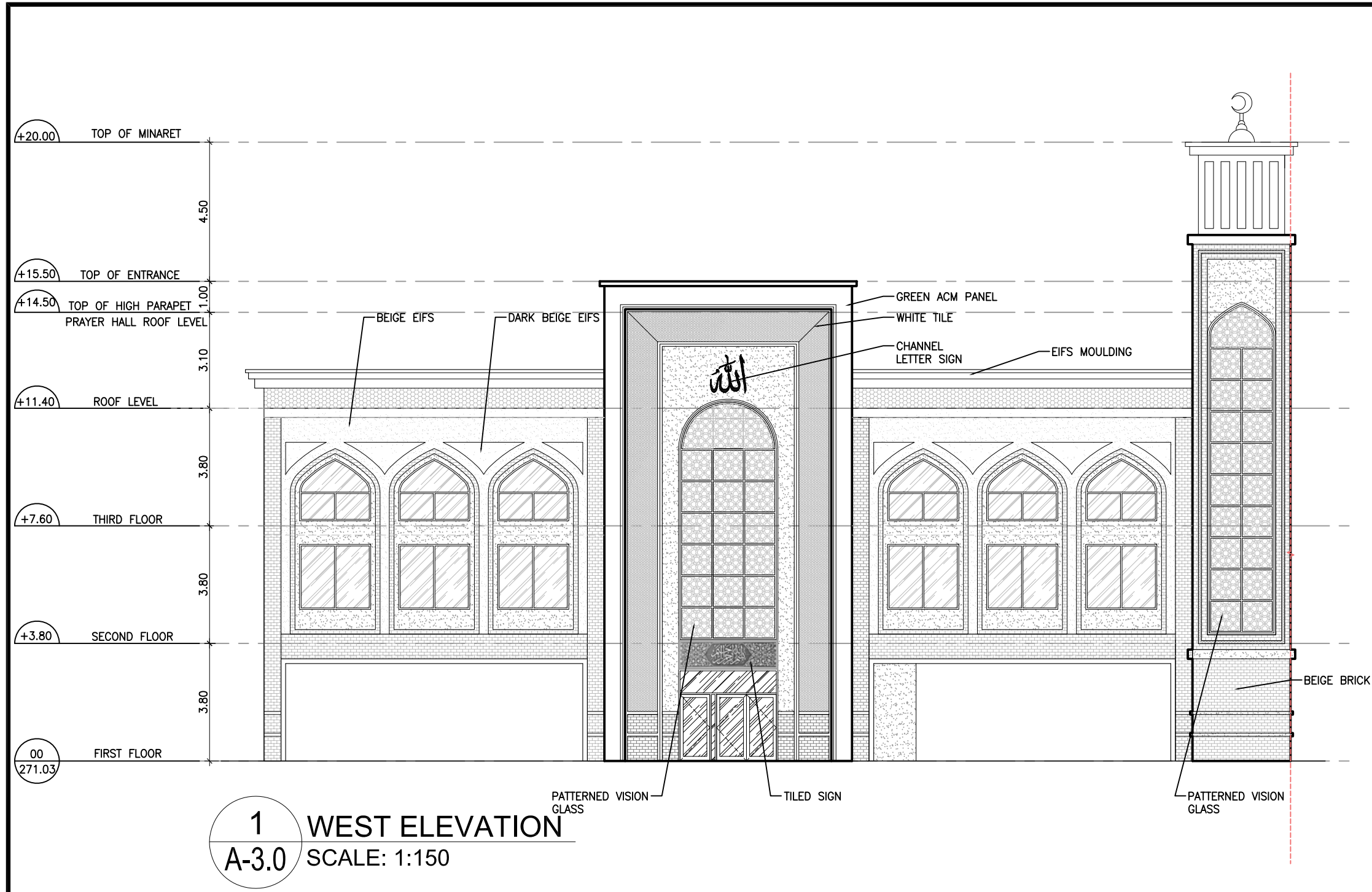
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A-2.3



1 ROOF PLAN
A-2.3 SCALE: 1:150



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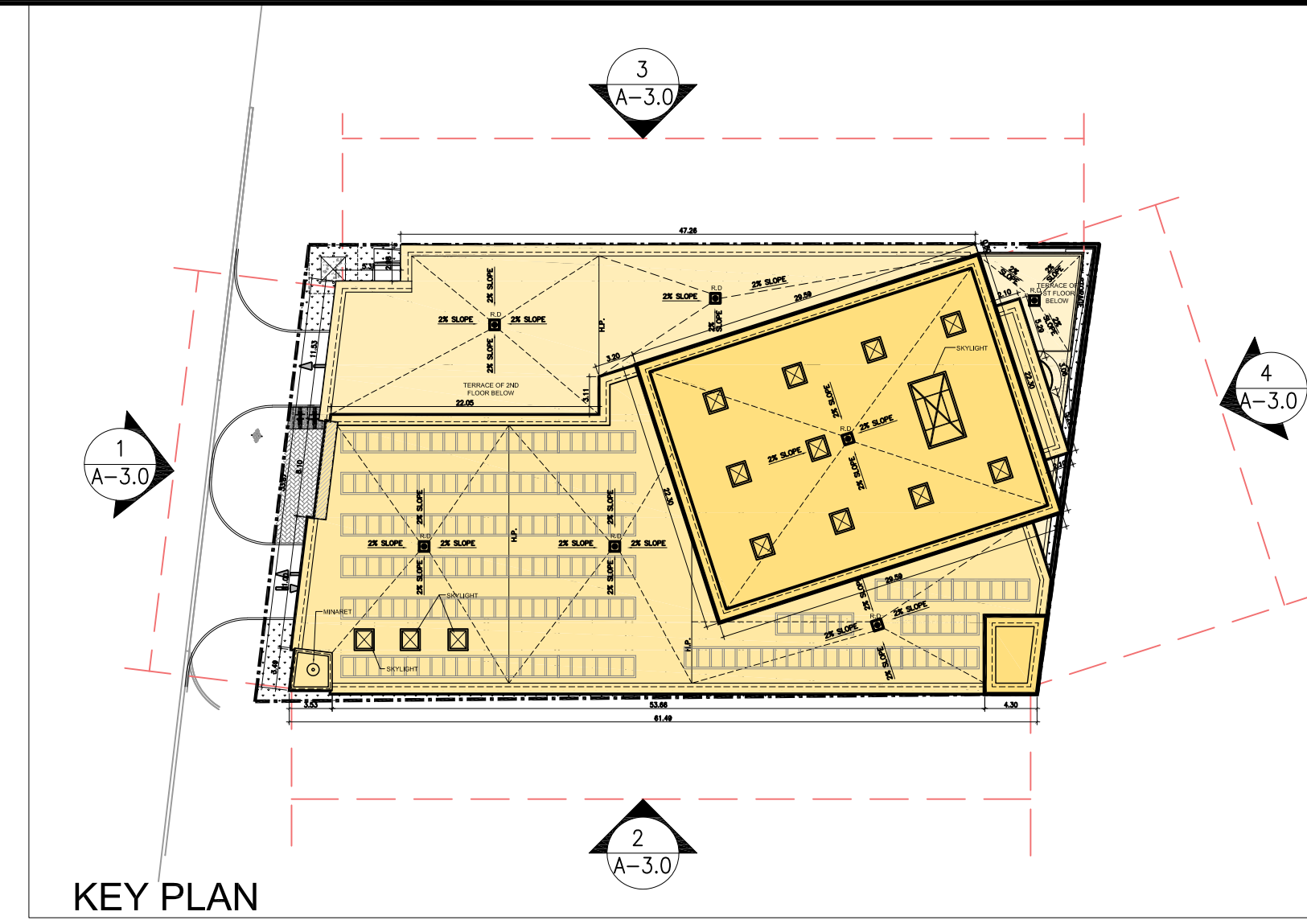
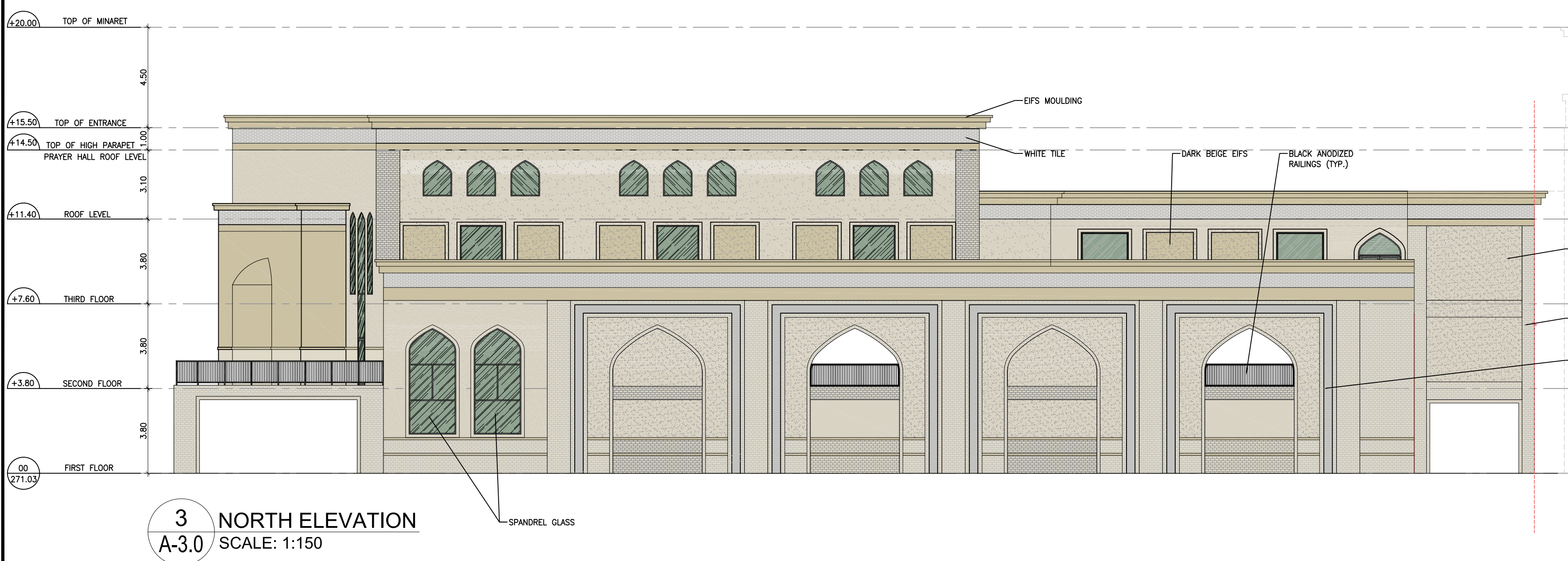
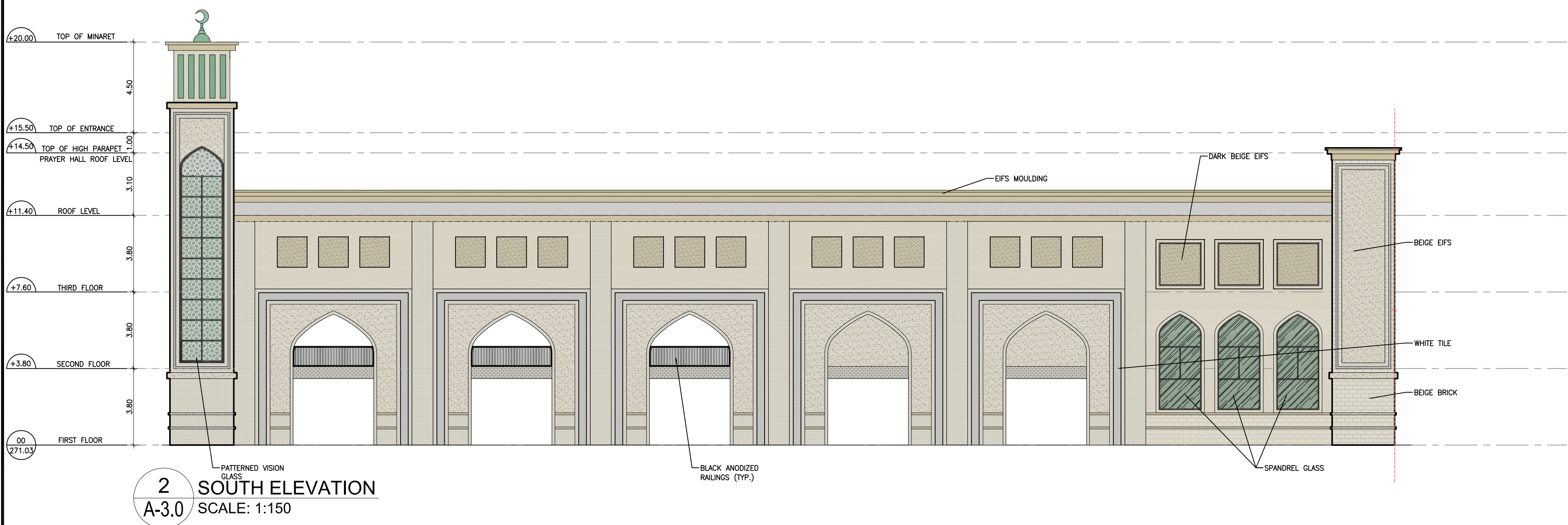
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PROJECT:
**27 WINONA DR,
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STOUFFVILLE, ON
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DRAWING TITLE:
**BUILDING
ELEVATIONS**

DRAWN BY: JB	DATE: 12 DEC 2022
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PROJECT NO.:	DRAWING NO.:
22-71	A-3.0



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PROJECT:
**27 WINONA DR,
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PLACE OF
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DRAWING TITLE: COLOURED BUILDING ELEVATIONS	
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CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
22-71	A-3.0a