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no.	date	revision
15	MAR 28/24	DIMENSION LINES FOR CANOPY GROUND SHORTENED TO CLAMP AND SURFACE LANDSCAPING
14	FEB 24/24	2 ADDITIONAL TREES ADDED AT GREENBANK STREET EDGE
13	FEB 22/24	GRASS LAND AREA OF DEVELOPMENT ADDED TO SITE SUMMARY
12	FEB 22/24	UPDATED WALKWAY SOUTH EAST CORNER OF ADDITION TO 15m
11	JAN 22/24	ISSUED TO HYDRO FOR COORDINATION

no.	date	revision
10	DEC. 08/23	VALUE ENGINEERING REVISIONS INCORPORATED
9	DEC. 08/23	RE-ISSUED FOR SITE PLAN CONTROL
8	NOV 14/23	PARKING COUNTS NOTED FOR EACH PARKING LOT
7	NOV 14/23	CANOPY PROJECTION INTO FRONT YARD DIMENSIONED
6	SEPT 20/23	ADDITION PARKING RATE CALCULATIONS ADDED
5	SEPT 20/23	RELOCATED LANDSCAPE STEPS GRASS FROM PROPERTY LINE
4	SEPT 20/23	REVISED NEW DRIVE ISLE FROM 6m TO 8.3m
3	AUG. 31/23	ISSUED FOR BUILDING PERMIT
2	AUG. 31/23	ISSUED FOR SITE PLAN CONTROL
1	JUN. 18/21	ISSUED FOR 33% PROGRESS

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
 All contractors must comply with all pertinent codes and by-laws.
 Do not scale drawings.
 This drawing may not be used for construction until signed.
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1 SITE PLAN
 A1.01 SCALE 1:400

SURVEY		SITE SUMMARY		VEHICLE PARKING			PARKING RATES FOR THE ADDITION AS PER ZONING BY-LAW BASED ON OCCUPANT LOADS AT FULL CAPACITY	
SURVEY INFORMATION OBTAINED FROM		PROPERTY	EXISTING	EXISTING	PROVIDED	TOTAL	ROOM	AREA
SURVEYOR'S REAL PROPERTY REPORT OF - PART I, PLAN PART OF THE NORTH HALF OF LOT 31 AND CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA.		205 GREENBANK ROAD OTTAWA, ONTARIO	PLACE OF WORSHIP	543	(-50)	443	REGULAR	195 sqm.
FARLEY, SMITH & DENIS SURVEYING LTD, 2004 ONTARIO LAND SURVEYORS AND TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 31, CONCESSION 2 (RIDEAU FRONT) GEOGRAPHICAL TOWNSHIP OF NEPEAN, CITY OF OTTAWA. FARLEY SMITH & DENIS SURVEYING LTD, 2021		USE	PLACE OF WORSHIP	4	0	4	ACCESSIBLE	64
GENERAL URBAN, MAINSTREET CORRIDOR WITH OUTER URBAN TRANSECT.		SITE AREA	11,462.10 sq.m.	552	(-50)	502.	TOTAL	226 sqm.
MINOR INSTITUTIONAL ZONE, SUBZONE B, URBAN EXEMPTION 443 (R16.443)		BUILDING FOOTPRINT	4,363 sq.m.	10	20	30	BICYCLE PARKING	116 sqm.
ZONING		LOT COVERAGE	38%	EXTERIOR BICYCLE SPACES	EXISTING	PROVIDED	TOTAL	78 sqm.
REQUIRED	PROVIDED	GROSS LAND AREA OF DEVELOPMENT	2,175.5 sq.m.	EXISTING TRANSFORMER AND BOLLARDS	EXISTING	PROVIDED	TOTAL	334 sqm.
GENERAL URBAN, MAINSTREET CORRIDOR WITH OUTER URBAN TRANSECT.	MINOR INSTITUTIONAL ZONE, SUBZONE B, URBAN EXEMPTION 443 (R16.443)	PROPOSED ADDITION	PROPOSED 2 STOREY ADDITION TO INCLUDE A YOUTH THEATRE, HALF SIZE GYM, MULTIPURPOSE ROOMS, WASHROOMS, KITCHEN AND ADMINISTRATIVE OFFICES.	REMOVE EXISTING CURBS ASPHALT, ISLANDS, REALIGN DRIVE ISLE (SEE CIVIL FOR EXTENT OF WORK)	EXISTING	PROVIDED	TOTAL	355 sqm.
REQUIRED	PROVIDED	BUILDING AREAS	EXISTING PROPOSED TOTAL	REMOVE EXISTING CURBS ASPHALT, ISLANDS, REALIGN DRIVE ISLE (SEE CIVIL FOR EXTENT OF WORK)	EXISTING	PROVIDED	TOTAL	112 sqm.
GENERAL URBAN, MAINSTREET CORRIDOR WITH OUTER URBAN TRANSECT.	MINOR INSTITUTIONAL ZONE, SUBZONE B, URBAN EXEMPTION 443 (R16.443)	GROUND FLOOR	4,394 sq.m. 1,972 sq.m. 5,791 sq.m.	EXISTING TREES, (SEE LANDSCAPING)	EXISTING	PROVIDED	TOTAL	43.3 sqm.
REQUIRED	PROVIDED	SECOND FLOOR	3,044 sq.m. 1,110 sq.m. 4,154 sq.m.	ADJUST THE LENGTH OF 7 PARKING SPACES TO 5.488m	EXISTING	PROVIDED	TOTAL	177
GENERAL URBAN, MAINSTREET CORRIDOR WITH OUTER URBAN TRANSECT.	MINOR INSTITUTIONAL ZONE, SUBZONE B, URBAN EXEMPTION 443 (R16.443)	TOTAL	1,408 sq.m. 2,482 sq.m. 4,890 sq.m.		EXISTING	PROVIDED	TOTAL	
REQUIRED	PROVIDED	SETBACKS (FOR ADDITION)	FRONT 6m 1.061m 13.66m 6.8, 8.45m		EXISTING	PROVIDED	TOTAL	
GENERAL URBAN, MAINSTREET CORRIDOR WITH OUTER URBAN TRANSECT.	MINOR INSTITUTIONAL ZONE, SUBZONE B, URBAN EXEMPTION 443 (R16.443)	BUILDING HEIGHT	10.5m 18m max.		EXISTING	PROVIDED	TOTAL	
REQUIRED	PROVIDED	LANDSCAPED OPEN SPACE	10.5m 25.8%		EXISTING	PROVIDED	TOTAL	

APPROVED
 By Kersten Nitsche at 2:08 pm, Jun 11, 2024

Kersten Nitsche
KERSTEN NITSCHKE, MCIP RPP
 MANAGER (A), DEVELOPMENT REVIEW WEST
 PLANNING, DEVELOPMENT AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA



2 KEY PLAN
 A1.01 NTS
 GRAPHIC SCALE 1:400

PROJECT LOCATION:
 WOODVALE PENTECOSTAL CHURCH
 ADDITION
 205 Greenbank Rd, Nepean, ON K2H 8K9

DRAWING TITLE:
 SITE PLAN

DRAWN BY: AM **DATE:** FEB 15, 2022 **SCALE:** 1:400

PROJECT: 1939 **DRAWING NO.:** A1.01 **REVISION NO.:**