



December 13, 2023

Woodvale Pentecostal Church Addition, 205 Greenbank Road, Ottawa Design Brief/ Planning Rational

CONTEXT

The Woodvale Pentecostal Church Addition is Phase 2 of a planned expansion for a 2.83-acre site. Located at 205 Greenbank Road, the Church is immediately adjacent to the City of Ottawa Police Services with a large hydro corridor to the North. To the East of the property is a residential community with single family houses. Located across Greenbank Road is a grouping of retail plazas with a Park and Knoxdale Public school to the North. Uniquely situated, the site is bisected by Bateman Drive with the majority of the parking on the Eastern portion of the lands. In 2007 the Church expanded the existing facility by demolishing the old Sanctuary to build a new theatre style Place of Worship to accommodate the growing needs of the community. The expansion included additional parking provided within the Hydro Corridor.

CITY OF OTTAWA OFFICIAL PLAN

In the Official Plan, the Site is designated as Main Street Corridor and includes an evolving Neighborhood Overlay. In alignment with policy framework, the objective of Phase 2 Addition is to enhance street connectivity and Woodvale's identity within the neighborhood by providing spaces that support the growth of the church, it's congregation and the community. The addition will function as a community center with new areas for after school youth programs as well as multipurpose rooms for community use during the week. It is important to note, this proposal includes the relocating of a gym, commercial kitchen and administrative offices from the existing building to the proposed new addition. This allows these uses and others to be more prominent and accessible to the community. Also included is a new outdoor covered entrance area designed as a small plaza to provide various opportunities for gathering and social interaction enhancing the overall well being of the community. The addition incorporates complementary and appropriate materials and design choices establishing a strong functionality for the site while ensuring the height form and massing is contextually compatible with the character of the existing building, street and neighborhood.

APPLICATIONS AND PUBLIC CONSULTATION STRATEGY

- To facilitate the proposed addition, a Site Plan Control Application will be submitted. This will formalize the technical attributes of the design such as landscaping, servicing and zoning. The proposal is designed in conformance to the requirements of the existing Minor Institutional Zoning, Subzone B with urban exemptions 11B [443]. A building permit application will be formally submitted and run alongside of the Site Plan Control Application.
- A pre application consultation meeting with the City of Ottawa was held on October 21, 2021
- The Councilor and community groups were notified of the proposal which was followed by an online public information meeting held on December 1, 2021.

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- Information regarding the proposal continues to be posted on the Church’s website.
- A recent follow-up town hall style meeting was held on Monday October 25, 2023 at Woodvale Pentecostal Church. Councilor Sean Devine was in attendance and supports the project.

PROPOSED DEVELOPMENT & URBAN FABRIC

As originally planned, Phase 2 is to be built within the boundaries of the southern parking lot adjacent to Greenbank Road. This will enhance Woodvale’s presence & identity at the street edge. In this location, the new addition will reduce the number of parking spaces adjacent to the street and provide an active street frontage for the church. With an immediate connection to existing pedestrian, cycling and transit routes, this active street entrance will help promote sustainable alternate modes of travel to and from the facility. Additional trees are added to the streetscape along with layer of low shrubs and a small plaza area for social activities. While the balance of the vehicle parking on the site will remain the same, the City’s recommendations for surplus bicycle parking has been incorporated into the proposal.

BUILT FORM

The proposal involves building a 2 storey addition connected to the existing building with approx. 2,459 sq.m of new floor area. Designated as the next generation youth wing, new spaces will be distributed over 2 floors as follows:

Ground Floor

Gym (half size)	195 sq.m
Youth Theatre	255 sq.m
Lobby	151 sq.m
Café (assembly)	226 sq.m
Activity Room (assembly)	116 sq.m
Commercial Kitchen	78 sq.m
Washrooms	78.9 sq.m
Janitor Rooms	4.1 sq.m.
Storage Rooms	37 sq.m.
Circulation	112.1 sq.m.

Level 2

Multipurpose Room (assembly)	339 sq.m.
Administration Offices	358 sq.m.
Youth Administration	112 sq.m.
Washrooms	54.7 sq.m.
Service Kitchen	43 sq.m.
Janitor Rooms	2.5 sq.m.
Storage Rooms	10.2 sq.m.
Circulation	88.2 sq.m.
Mechanical	14.9 sq.m.



The proposed development achieves the objectives of the design guidelines and integrates the new with the existing while locating the building frontage along the Mainstreet. While complimenting the character of the existing building, the addition will contribute to the character of the street with a high quality built form, identity and human scale. Animating the streetscape, the form is articulated into 3 volumes with the main entrance located at the corner. Large 2 storey windows allow lots of sunlight and connect the interior with the exterior plaza. Unique to the design is an articulated 'flowing' canopy. Undulating and wrapping the façade, the canopy reaches out to the street edge and then flows to the entrance of the building. The canopy is clad with a warm metal copper color complementing the color of the churches existing iconic copper-colored curved forms along Greenbank Road. Similar materials used on the existing building are carried through into the design. Charcoal metal panels compose the main field of each façade which are interrupted with large playful frames of vision and spandrel glass. Completing the composition is an organized arrangement of timber supports which follow the rhythm of the canopy adding to the animated street edge. Similar to the existing church, the addition includes some sustainable design features such as energy efficient windows and high albedo roof materials.

In conclusion, the Woodvale Pentecostal Church expansion represents good planning, and is appropriate for the lands. While complimenting the existing building on the site, the proposal and site attributes meet the desired urban characteristics of the Official Plan & Zoning with emphasis on built form, relationship to the public realm and contributions to the growing Community.

Thank you,

A handwritten signature in black ink, appearing to read "Marc Thivierge".

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Architect