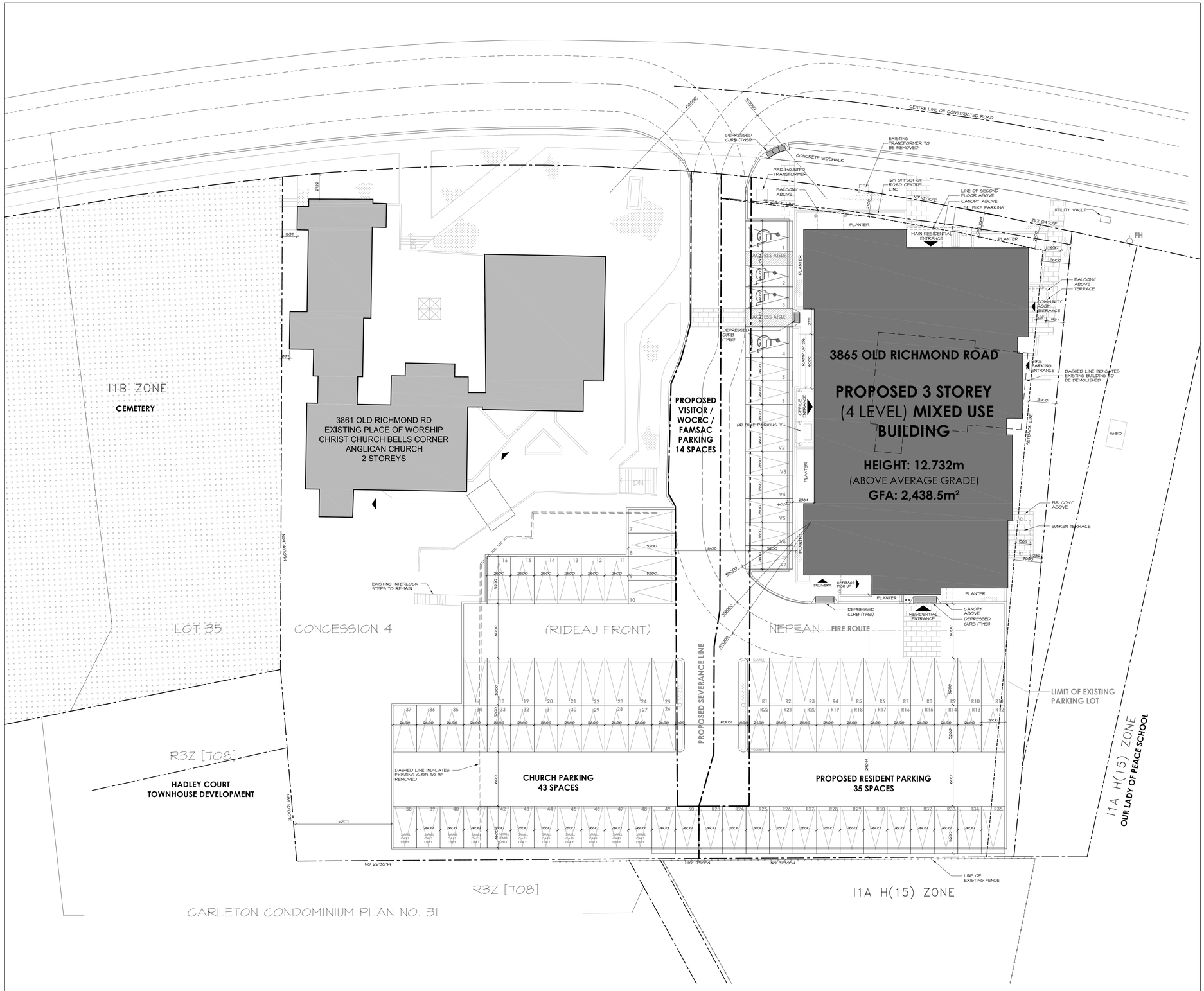

LOCATION MAP

SITE INFORMATION

SURVEY INFORMATION TAKEN FROM:
DRAFT PLAN OF SURVEY OF
PART OF LOT 35
CONCESSION 4
(RIDEAU FRONT) NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

MUNICIPAL ADDRESS:
EXISTING CHRIST CHURCH BELLS CORNERS, 3861 OLD RICHMOND ROAD
PROPOSED MIXED USE DEVELOPMENT, 3865 OLD RICHMOND ROAD

SITE SUMMARY

ZONING: I1B [2583] (NOTE: ONE LOT FOR ZONING PURPOSES)
SITE AREA: 6,296sq.m (67,769.6 sq.ft)
USES:
EXISTING: 3861 OLD RICHMOND ROAD - PLACE OF WORSHIP
3865 OLD RICHMOND ROAD - COMMUNITY HEALTH AND RESOURCE CENTRE
PROPOSED: 3861 OLD RICHMOND ROAD - PLACE OF WORSHIP
3865 OLD RICHMOND ROAD - COMMUNITY HEALTH AND RESOURCE CENTRE WITH RESIDENTIAL DWELLING UNITS

ZONING SUMMARY

ZONING MECHANISM	REQUIRED	PROPOSED
ONE LOT FOR ZONING PURPOSES		
MINIMUM LOT AREA	1,000 sq.m.	6,296 sq.m.
MINIMUM WIDTH	30 m	79.25 m.
MINIMUM FRONT YARD SETBACK	2.7 m	2.7 m
MINIMUM INT. SIDE YARD SETBACK (NORTH)	0.8 m	0.837 m
MINIMUM INT. SIDE YARD SETBACK (SOUTH)	3.0 m	3.0 m
MINIMUM REAR YARD SETBACK	7.5 m	29.05 m
MAXIMUM HEIGHT	18 m	12.732 m
MINIMUM 2-WAY DRIVEWAY WIDTH	6.0m	6.0 m
MINIMUM DRIVE AISLE WIDTH	6.0m	6.0 m
MINIMUM BICYCLE PARKING AISLE WIDTH	1.2 m	1.72 m
MINIMUM BICYCLE PARKING SPACE	0.4m x 1.7m	0.4m x 1.7m
LANDSCAPE BUFFER NOT ABUTTING A STREET	0.0 m	0.4 m
LANDSCAPE BUFFER ABUTTING A STREET	3.0 m	3.0 m
LANDSCAPE AREA (15% OF PARKING AREA)	360 sq.m (15%)	2,410 sq.m (38.3%)
PERMITTED CANOPY PROJECTION INTO A REQUIRED FRONT YARD	1.35 m	1.255 m
PERMITTED PROJECTION OF A BALCONY INTO A REQUIRED YARD	2.0 m	1.585 m

PARKING REQUIREMENTS

USE	REQUIRED	PROPOSED
EXISTING PLACE OF WORSHIP: 10 SPACES /100sq.m. OF ASSEMBLY SPACE @ 415sq.m.	41.5 SPACES	43 SPACES
PROPOSED COMMUNITY HEALTH AND RESOURCE CENTRE: 2.2 SPACES /100sq.m. GFA @ 312 sq.m	6.9 SPACES	7 SPACES
RESIDENTIAL DWELLING UNITS IN A MIXED-USE BUILDING: 1 SPACE/DWELLING UNIT @ 35 UNITS	35 SPACES	35 SPACES
RESIDENTIAL VISITOR PARKING: 2 SPACES/DWELLING UNIT @ 35 UNITS	7 SPACES	7 SPACES
TOTAL PARKING SPACES	**90.5 SPACES**	**92 SPACES**

BICYCLE PARKING

USE	REQUIRED	PROPOSED
PROPOSED COMMUNITY HEALTH AND RESOURCE CENTRE: 1 SPACE /250 sq.m. GFA @ 312 sq.m	1.25 SPACES	8 SPACES (OUTDOOR)
PROPOSED DWELLING UNITS: .5 SPACES/DWELLING UNIT @ 35 UNITS	17.5 SPACES	18 COMPLY (INDOOR)
		18 NONCONPLY (INDOOR)
TOTAL PARKING SPACES	**18.8 SPACES**	**44 SPACES**

GROSS FLOOR AREA

USE	EXISTING	PROPOSED
COMMUNITY ROOM		72.5 sq.m.
HEALTH AND RESOURCE CENTRE		312 sq.m.
RESIDENTIAL		2,054 sq.m.
EXISTING PLACE OF WORSHIP	1,276.4 sq.m.	
TOTAL BUILDING AREA		**2,438.5 sq.m.**

RESIDENTIAL AMENITY SPACE

	REQUIRED	PROPOSED
6sq.m./UNIT WITH A MIN. OF 50% COMMUNAL EQUALS 210 sq.m.		
PRIVATE AMENITY		143.7 sq.m.
COMMUNAL AMENITY: INDOOR		72.5 sq.m.
COMMUNAL AMENITY: OUTDOOR		65.5 sq.m.
TOTAL AMENITY	210 sq.m.	**281.7 sq.m.**

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
1	APR.28, 2020	ISSUED FOR SITE PLAN CONTROL

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HOBIN
ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

DRAWING TITLE:
SITE PLAN

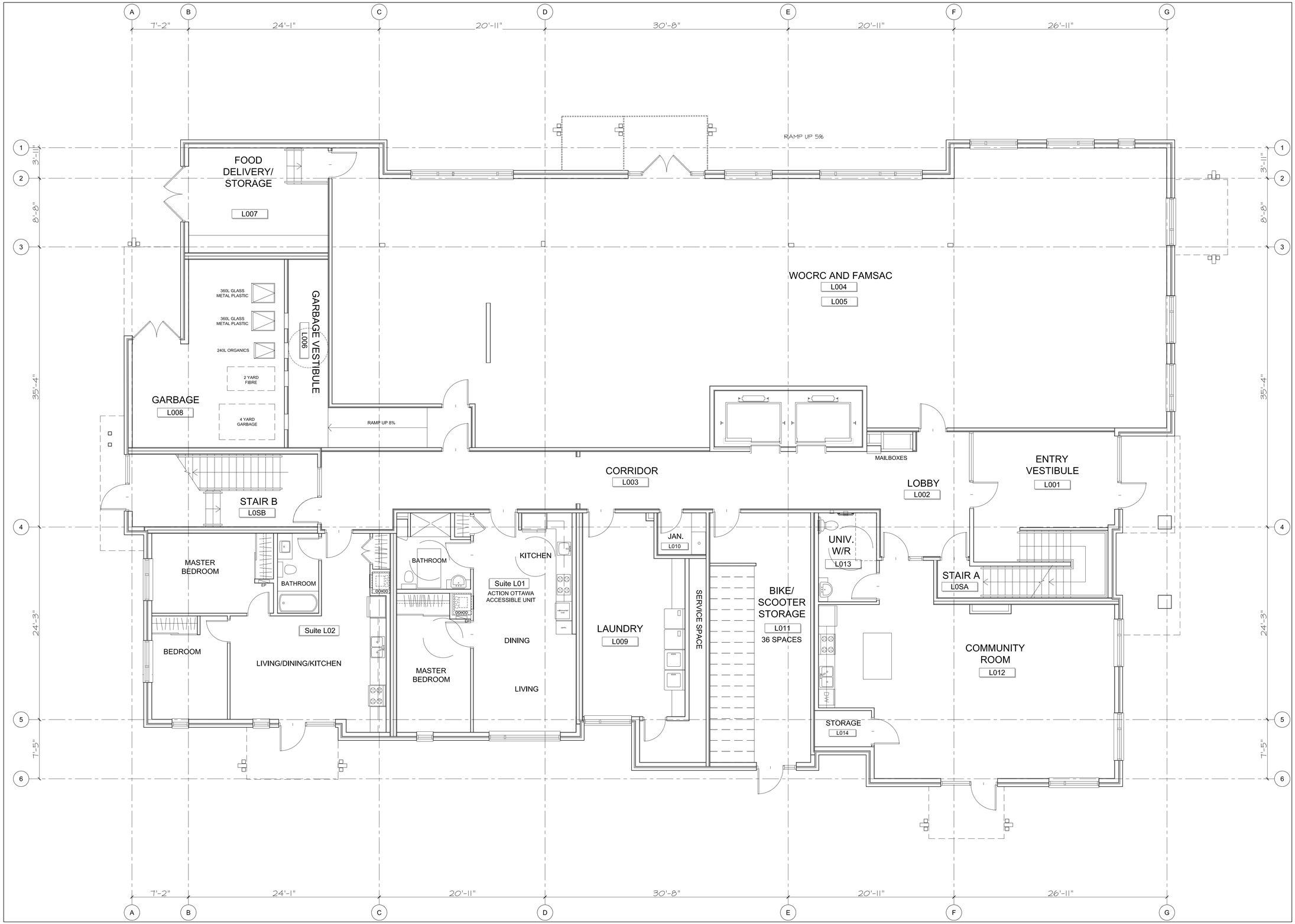
DRAWN BY:	DATE:	SCALE:
AM/P	FEB. 14, 2020	1:200

PROJECT: 1948

DRAWING NO.: A01

REVISION NO.:

None
None



1 / A2.1 LOWER LEVEL
3/16" = 1'-0"

None
None

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
1	APR.28, 2020	ISSUED FOR SITE PLAN CONTROL

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

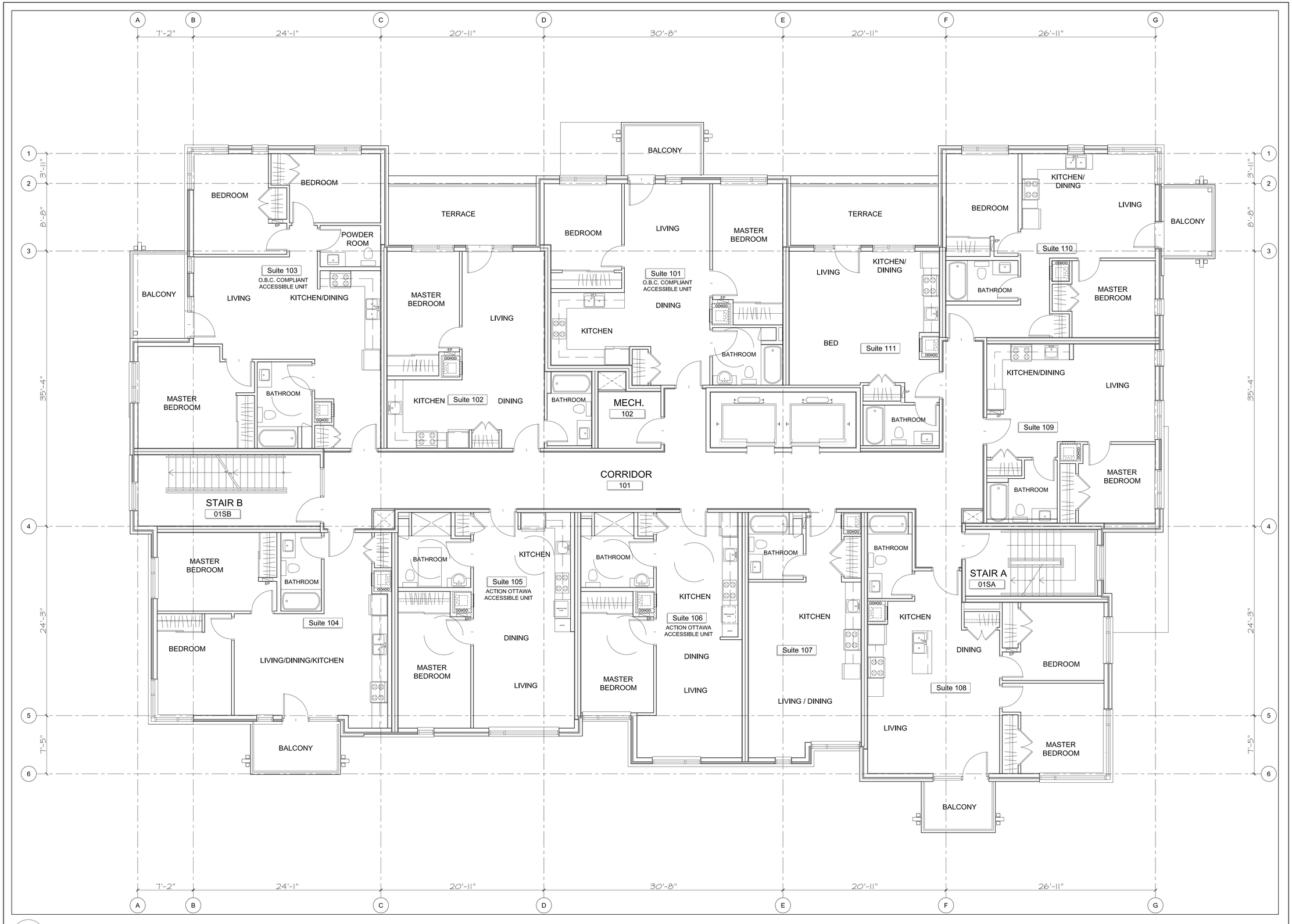
DRAWING TITLE:
LOWER LEVEL

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A2.1

REVISION NO.:



1 LEVEL 1
A2.2 3/16" = 1'-0"

None
None

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

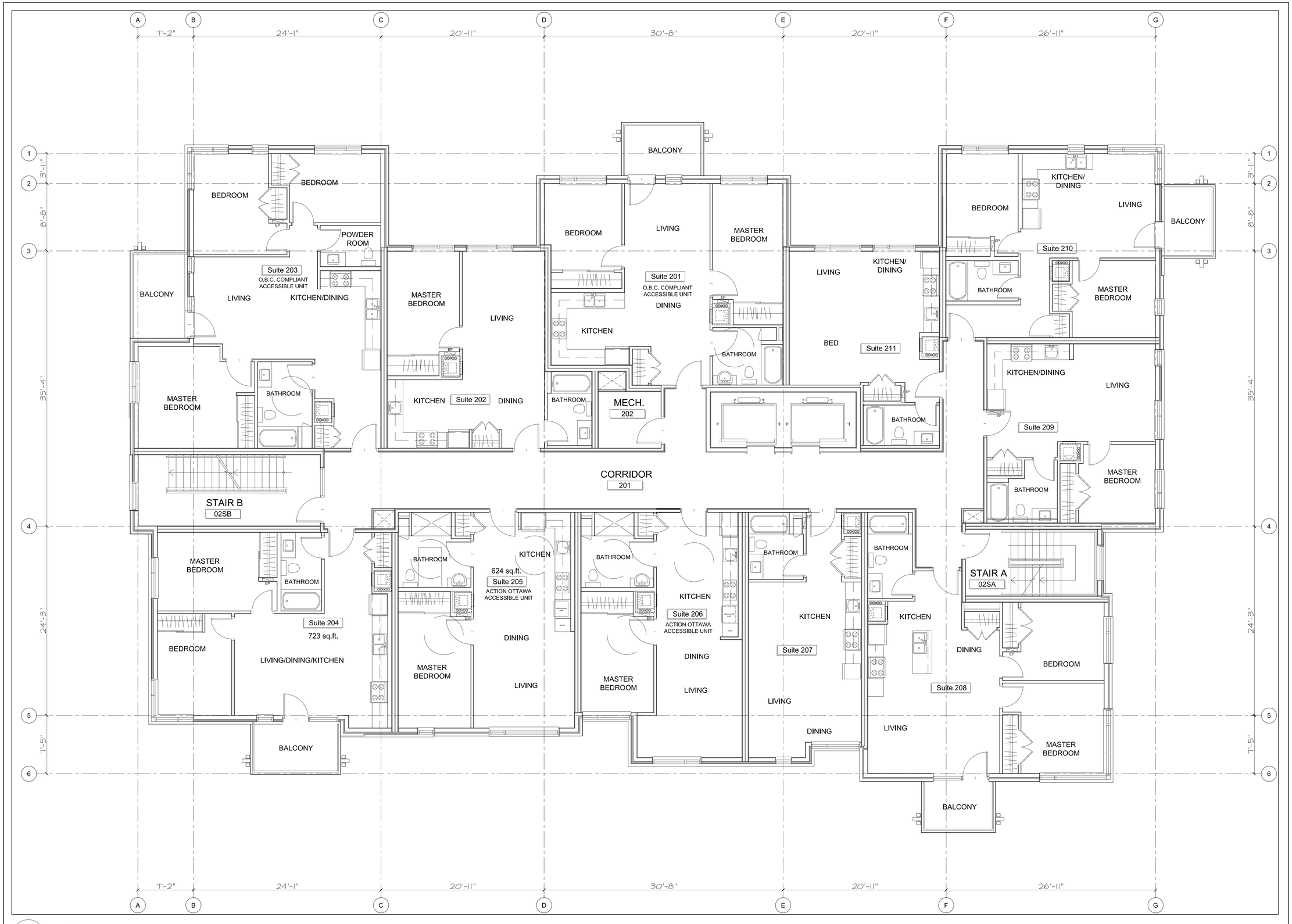
DRAWING TITLE:
LEVEL 1

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A2.2

REVISION NO.:



1 A2.3 LEVEL 2
3/16" = 1'-0"

None
None

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
1	APR.28, 2020	ISSUED FOR SITE PLAN CONTROL

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

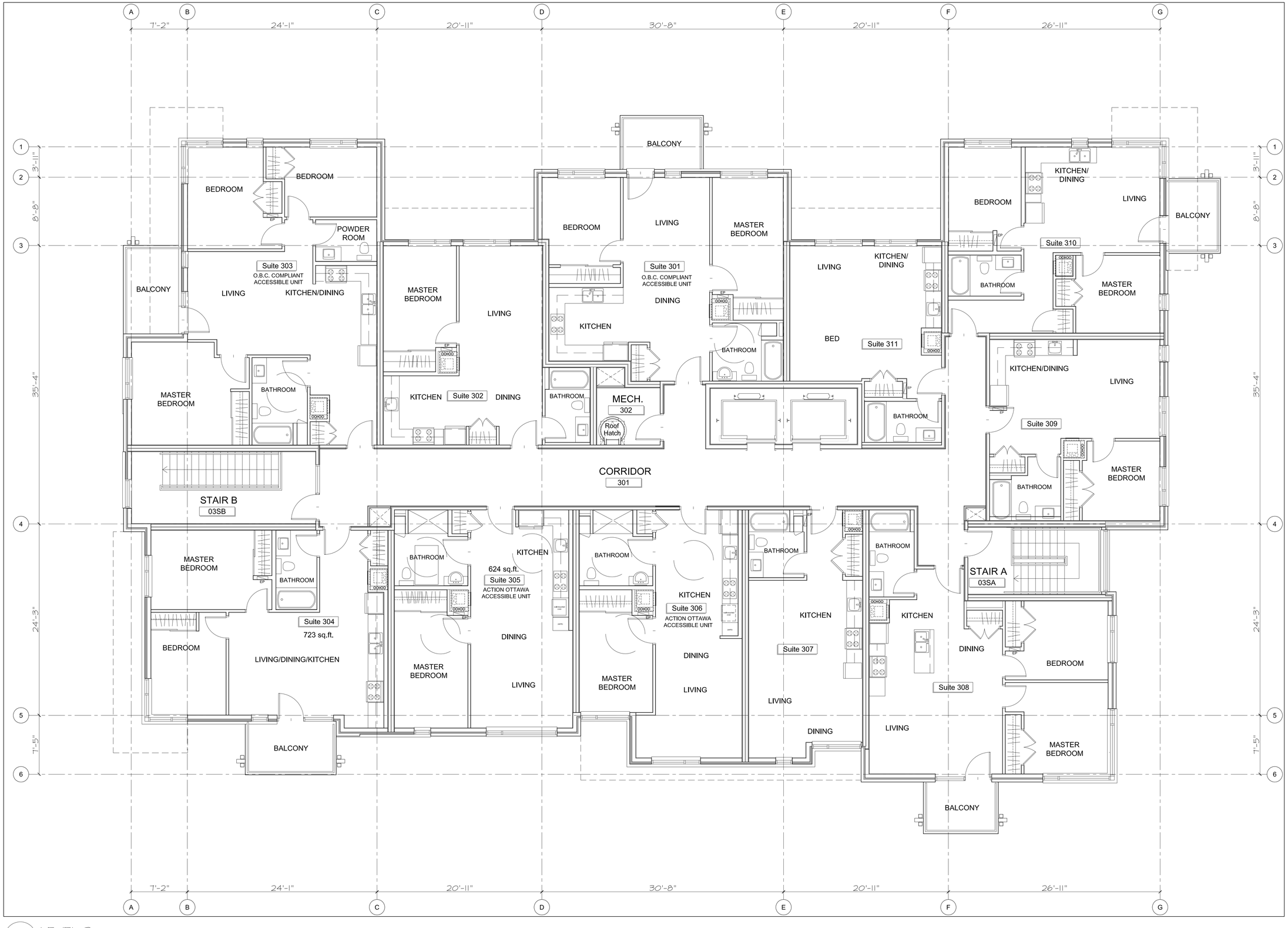
DRAWING TITLE:
LEVEL 2

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A2.3

REVISION NO.:



1 / A2.4 LEVEL 3
3/16" = 1'-0"

None
None

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
1	APR.28, 2020	ISSUED FOR SITE PLAN CONTROL

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

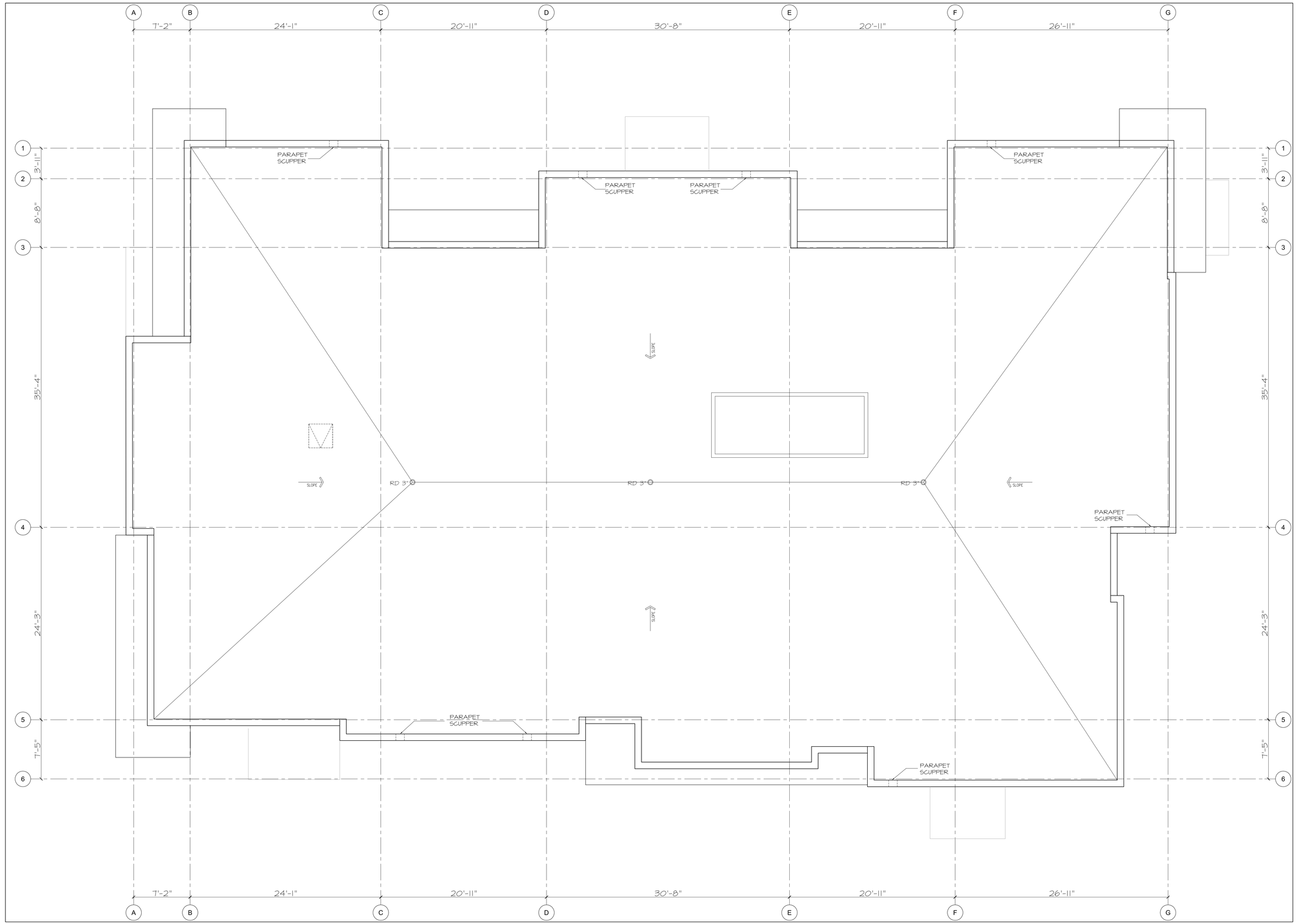
DRAWING TITLE:
LEVEL 3

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A2.4

REVISION NO.:



1 ROOF PLAN
A2.5 3/16" = 1'-0"

None
None

no.	date	revision
1	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL

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HOBIN
ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

DRAWING TITLE:
ROOF PLAN

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A2.5

REVISION NO.:

2

3

DELIVERY/
STORAGE

L007

8'-8"

5'-2"

12'-1"

5'-0"

360L GLASS
METAL PLASTIC

360L GLASS
METAL PLASTIC

240L ORGANICS
12'-1"

2 YARD
FIBRE

4 YARD
GARBAGE

GARBAGE

L008

GARBAGE VESTIBULE

L006

RAMP UP 8%

10'-8"

6'-1"

1'-1"

7'-2"

23'-8"

13'-1"

19'-2"

6'-8"

1'-11"

1'-8"

1'-7"

1'-11"

3'-6"

1'-11"

2'-3"

18'-8"

5'-0"

17'-11"

5'-0"

2"

35'-4"

None

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ARCHITECTURE

no.	date	revision
1	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL

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PROJECT / LOCATION:
CCBC
3865 OLD RICHMOND RD.

DRAWING NAME:
GROUND FLOOR PLAN

GARBAGE ROOM LAYOUT

DATE: JUNE 06, 2020

DRAWN BY: AM

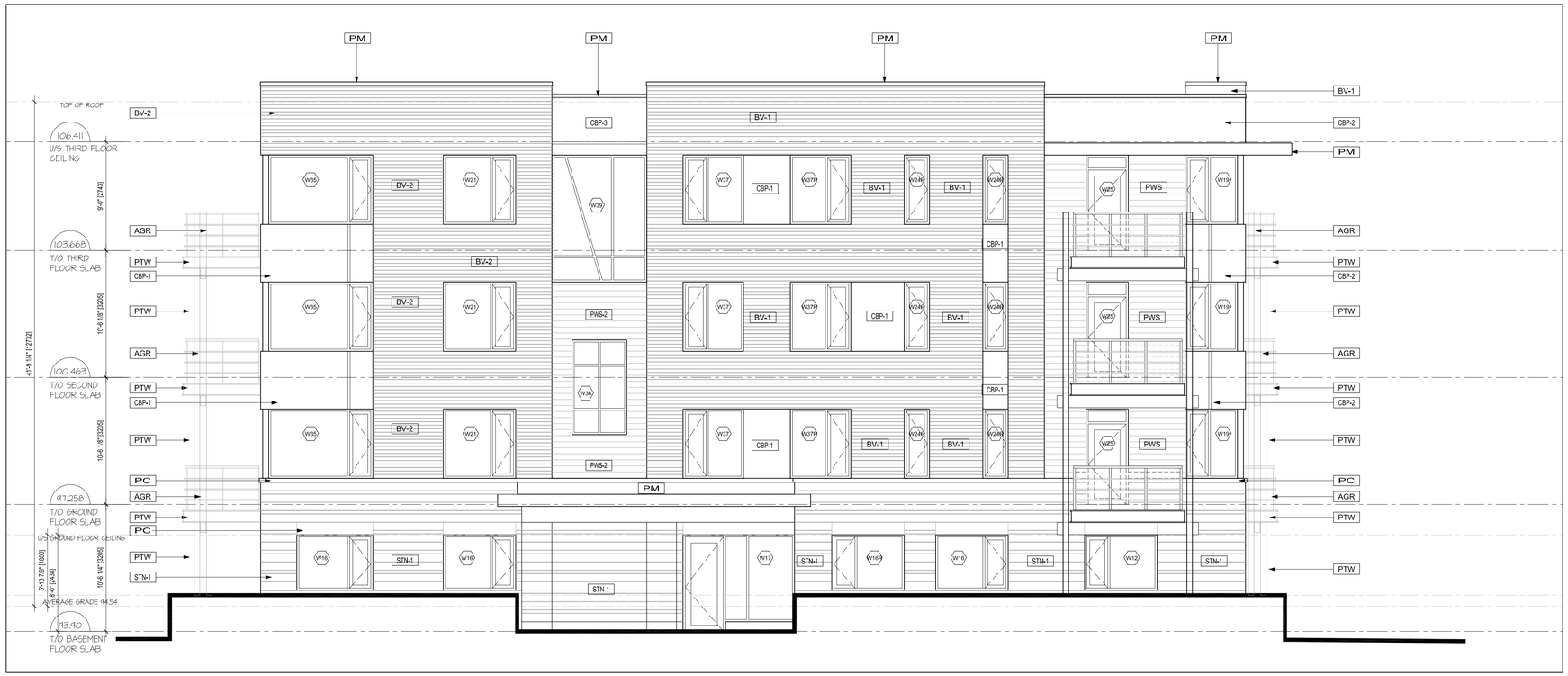
SCALE:

PROJECT NO.: 1948

DRAWING NO.: ASK 1

PLOT DATE: July 10, 2020

1 A3.1 NORTH ELEVATION
3/16" = 1'-0"



2 A3.1 EAST ELEVATION
3/16" = 1'-0"

MATERIALS LIST

FINISH MATERIAL LEGEND

BV-1	BRICK VENEER TYPE - 1
BV-2	BRICK VENEER TYPE - 2
STN-1	STONE VENEER TYPE
PC	PRECAST CONCRETE
NSW	NATURAL STAINED WOOD
PM	PREFINISHED METAL
PWS	PREFINISHED WOOD SIDING
PWS-2	PREFINISHED WOOD SIDING (ACCENT COLOUR)
AGR	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
CBP-1	CEMENT BOARD PANEL (COLOUR 1-LIGHT)
CBP-2	CEMENT BOARD PANEL (COLOUR 2-DARK)
CBP-3	CEMENT BOARD PANEL (ACCENT COLOUR)
CP	CEMENT PARGING
PTW	PRESSURE TREATED WOOD

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
1	APR.28, 2020	ISSUED FOR SITE PLAN CONTROL

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

DRAWING TITLE:
NORTH AND EAST ELEVATIONS

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A3.1

REVISION NO.:

None

1 A3.2 SOUTH ELEVATION
3/16" = 1'-0"

2 A3.2 WEST ELEVATION
3/16" = 1'-0"

MATERIALS LIST

FINISH MATERIAL LEGEND

BV-1	BRICK VENEER TYPE - 1
BV-2	BRICK VENEER TYPE - 2
STN-1	STONE VENEER TYPE
PC	PRECAST CONCRETE
NSW	NATURAL STAINED WOOD
PM	PREFINISHED METAL
PWS	PREFINISHED WOOD SIDING
PWS-2	PREFINISHED WOOD SIDING (ACCENT COLOUR)
AGR	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
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CBP-3	CEMENT BOARD PANEL (ACCENT COLOUR)
CP	CEMENT PARGING
PTW	PRESSURE TREATED WOOD

no.	date	revision
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL
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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

DRAWING TITLE:
SOUTH AND WEST ELEVATIONS

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A3.2

REVISION NO.:

None
None

1 A3.1 NORTH ELEVATION
3/16" = 1'-0"

2 A3.1 EAST ELEVATION
3/16" = 1'-0"

MATERIALS LIST

FINISH MATERIAL LEGEND

BV-1	BRICK VENEER TYPE - 1
BV-2	BRICK VENEER TYPE - 2
STN-1	STONE VENEER TYPE
PC	PRECAST CONCRETE
NSW	NATURAL STAINED WOOD
PM	PREFINISHED METAL
PWS	PREFINISHED WOOD SIDING
PWS-2	PREFINISHED WOOD SIDING (ACCENT COLOUR)
AGR	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
CBP-1	CEMENT BOARD PANEL (COLOUR 1-LIGHT)
CBP-2	CEMENT BOARD PANEL (COLOUR 2-DARK)
CBP-3	CEMENT BOARD PANEL (ACCENT COLOUR)
CP	CEMENT PARGING
PTW	PRESSURE TREATED WOOD

no.	date	revision
1	JULY 30, 2020	REISSUED FOR SITE PLAN CONTROL

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

DRAWING TITLE:
NORTH AND EAST ELEVATIONS

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A3.3

REVISION NO.:

None
None

1 / A3.2 SOUTH ELEVATION

3/16" = 1'-0"

2 / A3.2 WEST ELEVATION

3/16" = 1'-0"

MATERIALS LIST

FINISH MATERIAL LEGEND

BV-1	BRICK VENEER TYPE - 1
BV-2	BRICK VENEER TYPE - 2
STN-1	STONE VENEER TYPE
PC	PRECAST CONCRETE
NSW	NATURAL STAINED WOOD
PM	PREFINISHED METAL
PWS	PREFINISHED WOOD SIDING
PWS-2	PREFINISHED WOOD SIDING (ACCENT COLOUR)
AGR	ALUMINUM & GLASS GUARD C/W ALUMINUM RAILING
CBP-1	CEMENT BOARD PANEL (COLOUR 1-LIGHT)
CBP-2	CEMENT BOARD PANEL (COLOUR 2-DARK)
CBP-3	CEMENT BOARD PANEL (ACCENT COLOUR)
CP	CEMENT PARGING
PTW	PRESSURE TREATED WOOD

no.	date	revision
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HOBIN ARCHITECTURE

PROJECT/LOCATION:
3865 OLD RICHMOND ROAD

DRAWING TITLE:
SOUTH AND WEST ELEVATIONS

DRAWN BY:	DATE:	SCALE:
AM	APR.28, 2020	3/16" = 1'-0"

PROJECT: 1948

DRAWING NO.: A3.4

REVISION NO.:

None
None