

건축 진행상황 보고

BUILDING PROJECT PROGRESS REPORT

건축 위원회/BUILDING COMMITTEE
2022년 6월 12일



UPDATE ON THE PROGRESS OF THE SALE OF THE ARLINGTON BUILDING

- **Conditional Sales contract was signed at the end of 2021 with Windmill Development in Ottawa. Major contractual conditions are:**
 - ✓ **Rezoning & Site Planning application will be submitted by Aug. 2022**
 - ✓ **The final sales price will be determined based on the city's approval of the density of the planned building**
 - ✓ **The target density range specified in the Sales Contract is between 200,000~250,000 sq.ft.**

UPDATE ON THE PROGRESS OF THE SALE OF THE ARLINGTON BUILDING

- **OKCC has been participating in meetings with the City of Ottawa and the City councilor of the ward where our church is currently located. Those meetings were called for signal check of the City.**
- **The Purchase is finalizing their development proposal**
- **The Purchase is planning to submit their proposal and application to the City of Ottawa by the end of July or early August this year.**

UPDATE ON THE NEW BUILDING SITE

- Land Severance was conditionally approved by the City of Ottawa in May 2022. The land of 5.53 acre has been severed into 3 parcels:
 - Parcel I: 3.2 acre (**OKCC Building Site**)
 - Parcel II: 1.3 acre (conditionally sold. The conditions are required to be waived by end of June, 2022)
 - Parcel 2: 약 1.03 acre (To be listed for sale soon)

NEW BUILDING FLOOR PLAN

- **Highlights of the Facility: Total Building size: 31,400 sq.ft.**
 - ❖ **Main Sanctuary : Approx. 3600 sq.ft. for 400 seats
(Current bldg's seating capacity: approx. 320 seats)**
 - ❖ **Chapel 1: Approx. 2000 sq.ft for 150 seats 석 규모**
 - ❖ **Chapel 2-Multi-Purpose Room: Approx. 1300 sq.ft. for 100 seats**

NEW BUILDING FLOOR PLAN

- ❖ **Ainos (Kindergarten) Room: Approx. 1 000 sq.ft. (incl. Parents' Room)**
- ❖ **Nursery: Approx. 352 sq.ft. (Current Nursery: 315 sq.ft)**
- ❖ **Fellowship Hall (Foyer): Approx. 3450 sq.ft. (Current Fellowship Hall: 1419 sq.ft, approx. 2.5 times)**
- ❖ **Gymnasium: 5452 sq.ft. (4 times bigger than current fellowship hall)**
- ❖ **Washrooms: 5 in total**

친교 공간으로서 FOYER (LOBBY) IDEA



NEW BUILDING FLOOR PLAN

- ❖ **Classroom: 15 in total (Min. 6~7 to Max. 15 per room; Room 1 will be used as library and Welcoming Room)**
- ❖ **Kitchen: Approx. 700 sq.ft. (Current Kitchen: approx. 400 sq.ft.)**
- ❖ **Choir Room: Approx. 600 sq.ft. (Current: 513 sq.ft)**
- ❖ **Office: 8 in total (incl. Admin Office)**
- ❖ **Meeting Room: 3 in total; Choir room and classrooms can be used as meeting rooms.**
- ❖ **Cafeteria: Located in the Foyer (Fellowship Hall)**
- ❖ **Total No. of Parking: 133 (exapndable)**

POTENTIAL TIMELINE

- **The Sales contract is expected to be closed by end of May or June next year (2023)**
- **Currently looking for a way to break the ground this fall or early next year**

YOUR OPINION IS SOUGHT

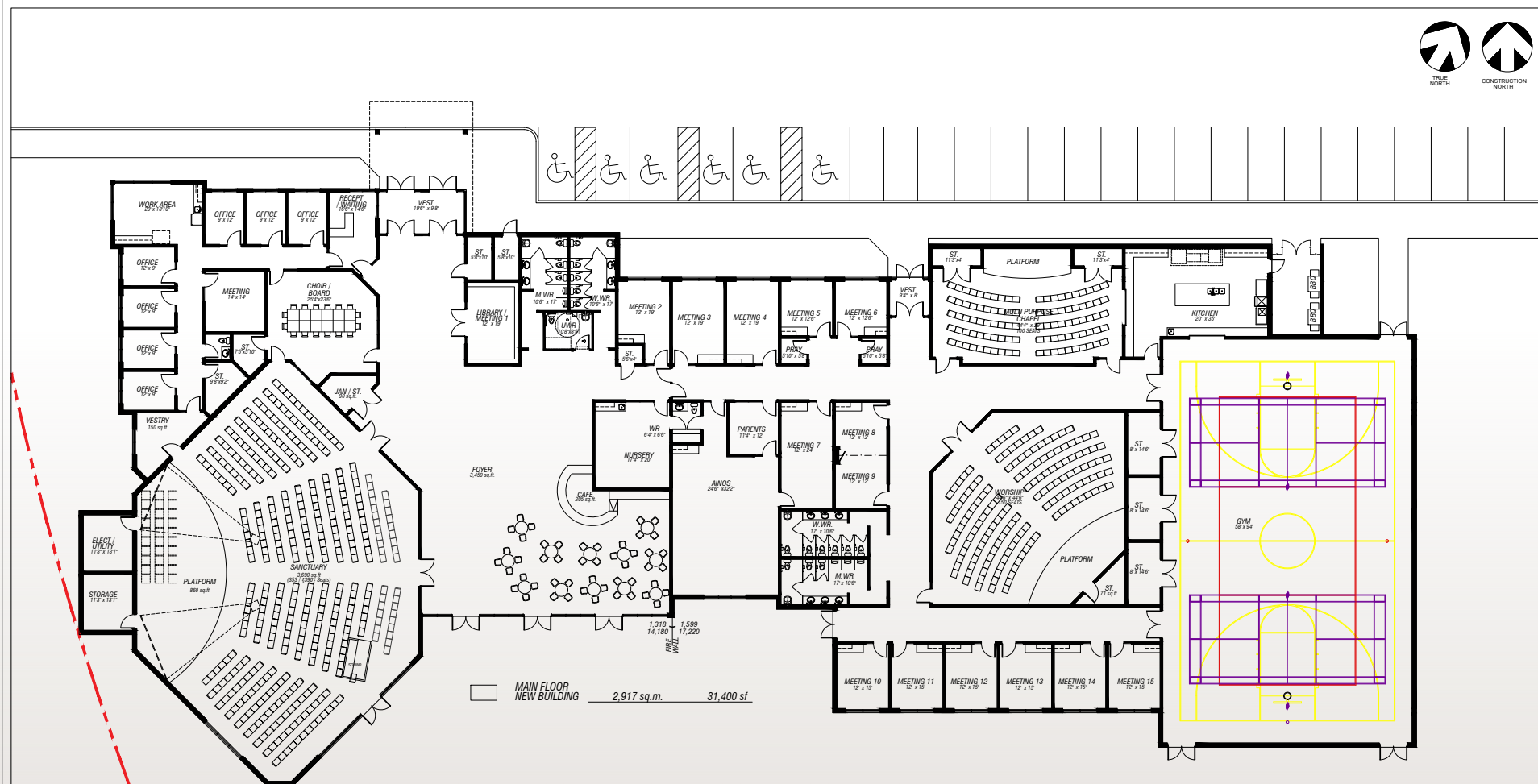
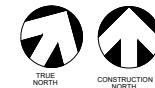
➤ **Bulletin Board for the Building Project is up and open now:**

Please go to www.okcc.ca and express your opinion

YOUR CONTINUOUS INTEREST AND PRAYER ARE MORE THAN ESSENTIAL

➤ Please pray:

- 1. For the building sales contract to be closed without much delay**
- 2. For the approval of the purchaser's development plan and its application to the City**
- 3. For the approval process of our new building permit and site plan**
- 4. For the sale of the severed parcels of the new building site**
- 5. For the required funds to be secured**
- 6. For everyone to experience and witness God's grace throughout the building project**



MAIN FLOOR NEW BUILDING 2,917 sq.m. 31,400 sf

OTTAWA KOREAN COMMUNITY CHURCH
3555 BORRISOKANE ROAD

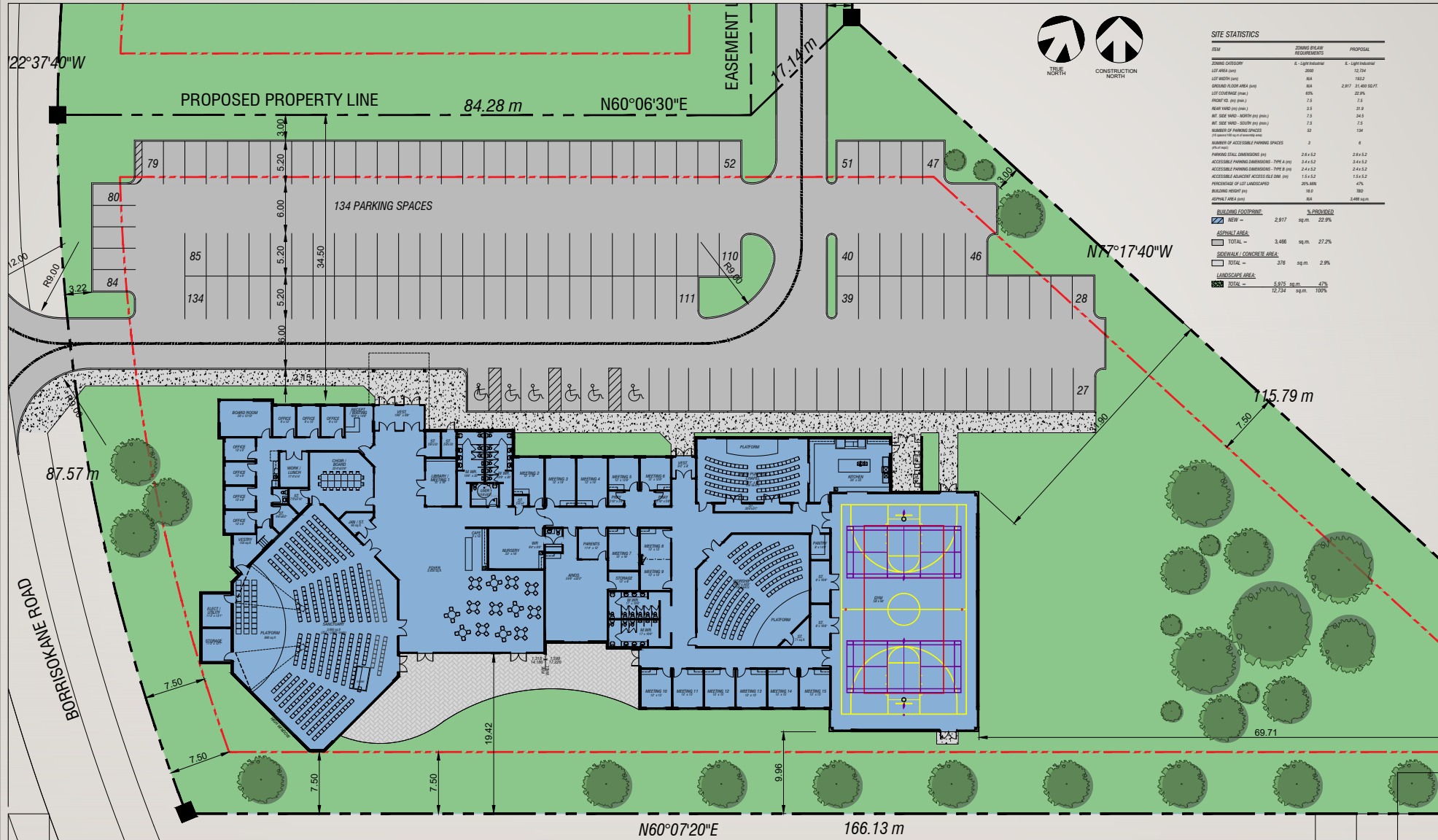
OTTAWA, ONTARIO JOB# 20014

PROPOSED FLOOR PLAN

REINDERS +LAW ARCHITECTURE, ENGINEERING

DATE: 2022-06-07 SCALE 1:125

P1



SITE STATISTICS

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	R - Light Industrial	R - Light Industrial
LOT AREA (sq m)	2680	12,704
GROUND FLOOR AREA (sq m)	864	2,917
LOT COVERAGE (%)	32.2%	22.9%
FRONT YD. (sq m)	7.5	7.5
REAR YD. (sq m)	7.5	7.5
RET. SIDE YARD - NORTH (sq m)	7.5	7.5
RET. SIDE YARD - SOUTH (sq m)	7.5	7.5
NUMBER OF PARKING SPACES	53	134
NUMBER OF ACCESSIBLE PARKING SPACES	3	6
PARKING SPAC. DIMENSIONS (m)	2.4 x 5.2	2.4 x 5.2
ACCESSIBLE PARKING DIMENSIONS - TYPE A (m)	2.4 x 5.2	2.4 x 5.2
ACCESSIBLE PARKING DIMENSIONS - TYPE B (m)	2.4 x 5.2	2.4 x 5.2
ACCESSIBLE ADJACENT ACCESS (sq m)	1.5 x 5.2	1.5 x 5.2
PERCENTAGE OF LOT LANDSCAPED	20% MIN.	47%
BUILDING HEIGHT (m)	18.0	18.0
ACTUAL AREA (sq m)	864	2,917 sq m

BUILDING FOOTPRINT		% PROVIDED
NEW	2,917 sq m	22.9%
TOTAL	3,486 sq m	27.2%

SIDEWALK / CONCRETE AREA		% PROVIDED
TOTAL	370 sq m	2.9%

LANDSCAPE AREA		% PROVIDED
TOTAL	5,975 sq m	47%
	12,704 sq m	100%

OTTAWA KOREAN COMMUNITY CHURCH
3555 BORRISOKANE ROAD

OTTAWA, ONTARIO JOB # 20014

PROPOSED SITE PLAN



SP1

DATE: 2022-06-03
 SCALE: 1:200