

# 424 CHURCHILL APARTMENT BUILDING



ISSUED FOR  
OFFICIAL PLAN AMENDMENT, ZONING BYLAW AMENDMENT & SITE PLAN CONTROL



**CLIENT / OWNER :**  
GSI SLOUGH STREET PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**MECHANICAL, ELECTRICAL  
& CIVIL ENGINEER :**  
LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

**NOISE, VIBRATION & WIND  
ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**TRANSPORTATION ENGINEER :**  
CASTLEGLLEN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
613-731-4052

rev. / issue	description	date
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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project north

Kristopher D. Benes, OAA, MRAIC, LEED AP

**OPA** open plan architects inc.  
architecture | interiors | concepts

2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2  
613.883.5090 | info@openplan.ca

project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

**COVER PAGE**

drawn	KDB	date	2022-OCT-20
approved	KDB	revision	0
project no.	2109	scale	

drawing no.

**COVER**



424 Churchill Avenue North, Ottawa

Zoning Data:  
 Zone: TM H(24)  
 Adjacent zones:  
 north: TM H(24)  
 south: LC H(128) & 11A  
 east: R3R & O1  
 west: TM H(24)

Frontage: 25.34 (Churchill Ave. N.)  
 Lot area: 1,009.7 m<sup>2</sup>

Proposed building area: 882.3 m<sup>2</sup>  
 taken in accordance w/ OBC definition  
 (B1 being 1st floor above grade).

Proposed GFA: 4,643.7 m<sup>2</sup>  
 taken in accordance w/ zoning bylaw definition  
 B1 300.4  
 level 1 440.6  
 level 2-7 564.0  
 level 8 518.7

Proposed use: Apartment Dwelling, Mid-Rise

Proposed number of units: 58

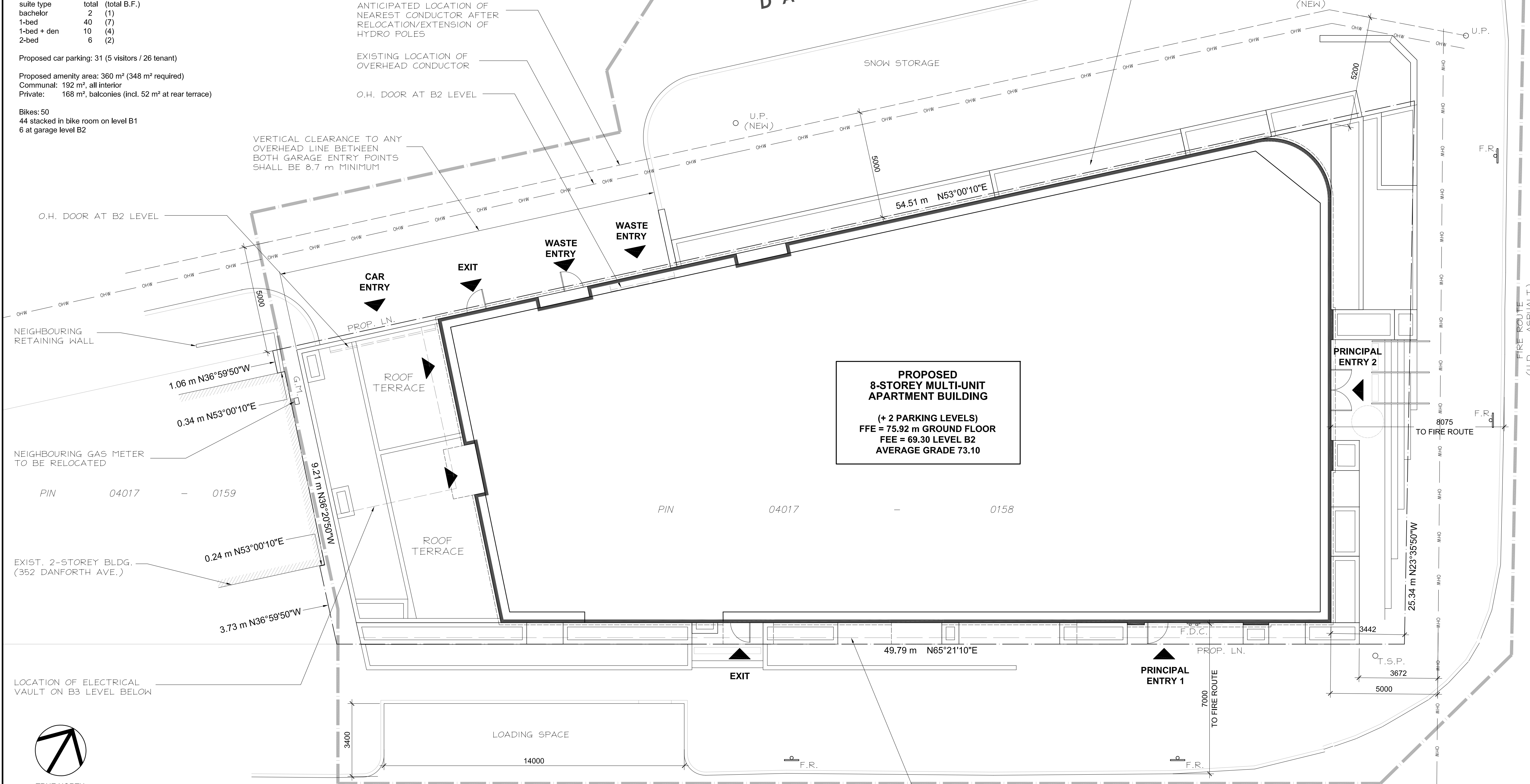
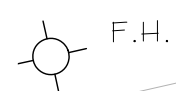
suite type	total	(total B.F.)
bachelor	2	(1)
1-bed	40	(7)
1-bed + den	10	(4)
2-bed	6	(2)

Proposed car parking: 31 (5 visitors / 26 tenant)

Proposed amenity area: 360 m<sup>2</sup> (348 m<sup>2</sup> required)  
 Communal: 192 m<sup>2</sup>, all interior  
 Private: 168 m<sup>2</sup>, balconies (incl. 52 m<sup>2</sup> at rear terrace)

Bikes: 50  
 44 stacked in bike room on level B1  
 6 at garage level B2

Mechanism	Required	Proposed	Notes
frontage (min.):	no min.	25.34 m	-
lot area (min.):	no min.	1,009.7 m <sup>2</sup>	-
setbacks:			
front yard (min.):	2 m (abv. 15 m H.)	3.4 m	-
front yard (max.):	2 m (b/w. 15 m H.)	3.4 m	-
corner side yard (min.):	3 m; 5 m abv. 15 m H.	0.3 & 0.2 m	Required due to hydro restrictions South and north CSY respectively
rear yard (min.):	7.5 m	7.5 m	-
lot coverage (min.):	no min.	87.4%	-
landscaped area (min.):	no min.	n/a	Complies w/ requirement for areas not used for driveways, aisles etc. to be landscaped
building height (min.):	6.7 m	27.5 m	-
building height (max.):	24 m	27.5 m	-
density (max.):	no max.	n/a	OPA and ZBA needed



SCALE: 1 : 100

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED DECEMBER 9, 2021, (AMENDED JULY 12, 2022) PROJECT NO. 17926, REFERENCE NO. 22329-21

**CLIENT / OWNER :**  
 GSI SLOUGH STREET PROPERTIES INC.  
 5-145 SELECT AVE.  
 TORONTO, ON M1V 5M8  
 416-292-9920

**LANDSCAPE ARCHITECT :**  
 IBI GROUP  
 410 ALBERT STREET, SUITE 101  
 WATERLOO, ON N2L 3V3  
 519-585-2285

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-933-5709

**SURVEYOR :**  
 ANNIS O'SULLIVAN VOLLEBEKK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2Y6  
 613-927-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 2305 HILLARY AVENUE  
 OTTAWA, ON K1H 7J2  
 613-883-5090

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD  
 OTTAWA, ON K1B 4S5  
 613-731-4052

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
 5430 CANOTEK ROAD  
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 613-651-9490

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project north

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2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2  
 613.883.5090 | info@openplan.ca

project

**424 CHURCHILL AVE N., APARTMENT BUILDING**

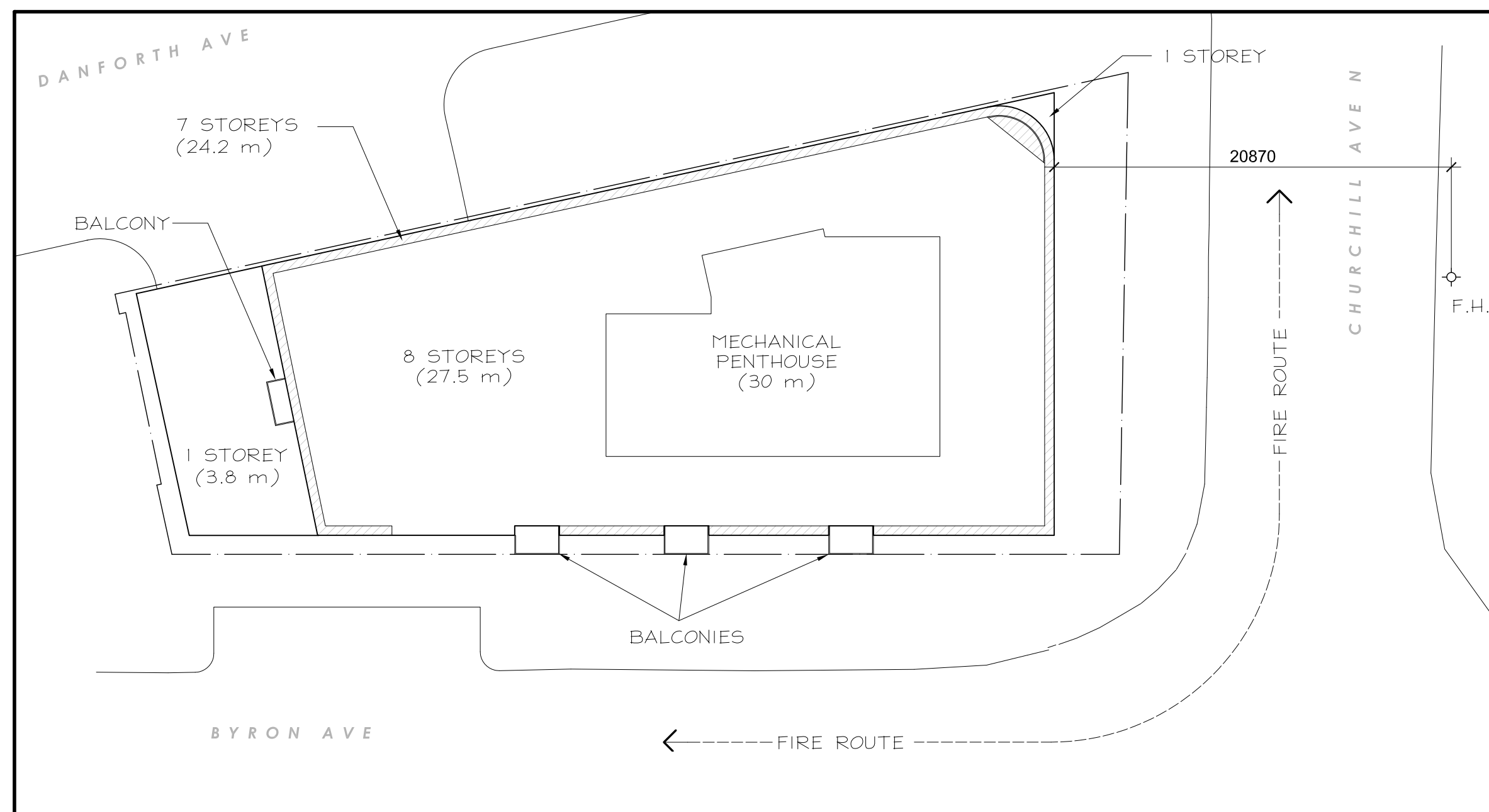
drawing

**SITE PLAN**

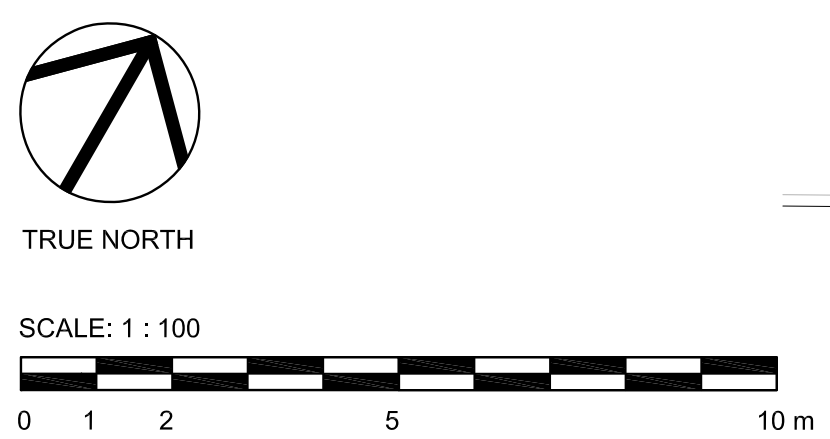
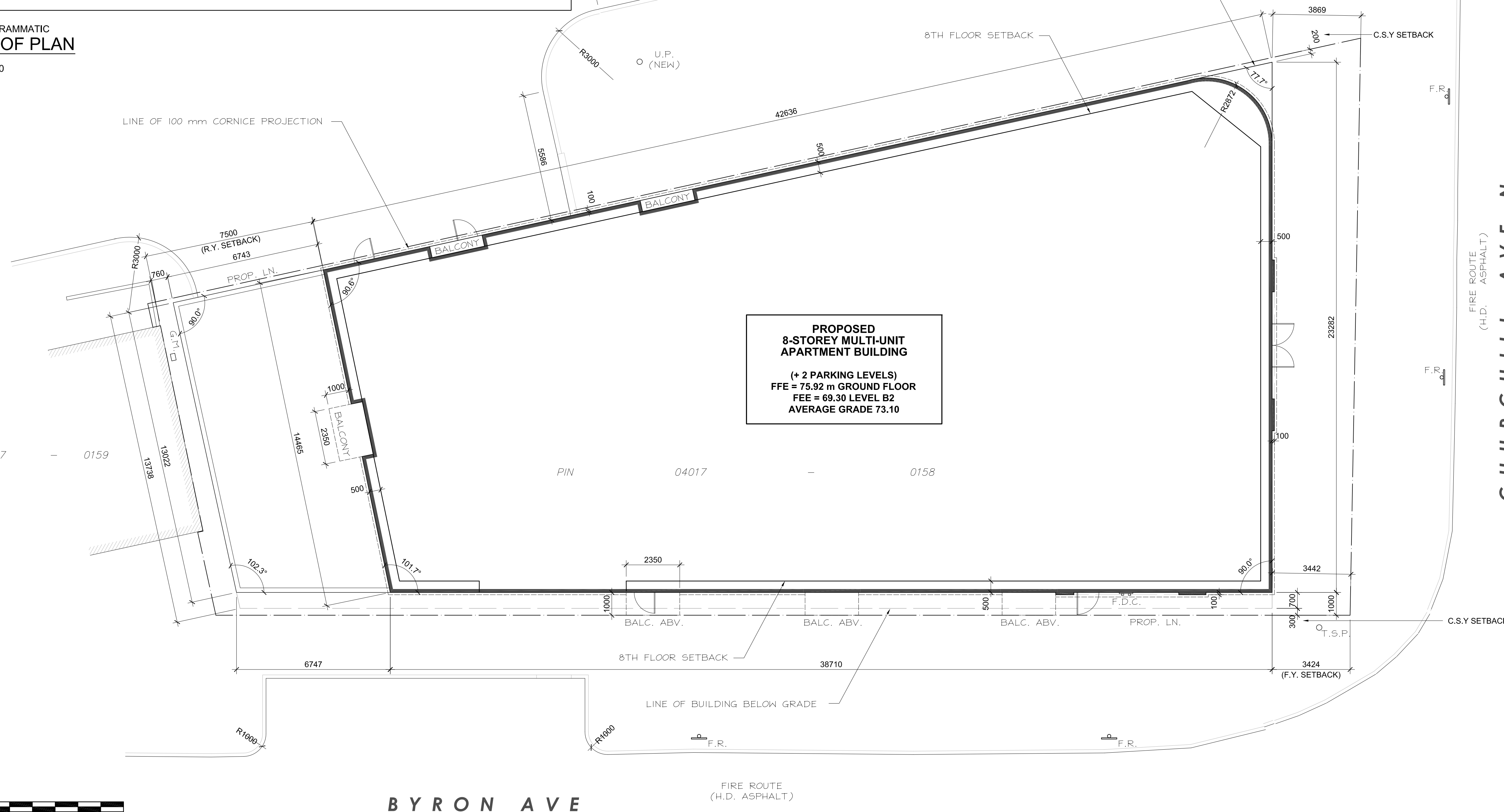
drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100

drawing no.

**A000**



**2**  
A001  
**DIAGRAMMATIC ROOF PLAN**  
1:250



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**1**  
A001  
**SITE PLAN**  
1:100

**CLIENT / OWNER :**  
GSI SLOUGH STREET PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**CONSULTING PLANNER :**  
FOTENN  
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OTTAWA, ON K2P 2H7  
613-730-5709

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OTTAWA, ON K1H 7J2  
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613-651-9490

**LANDSCAPE ARCHITECT :**  
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519-585-2285

**SURVEYOR :**  
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14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2Z56  
613-727-0850

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**TRANSPORTATION ENGINEER :**  
CASTLEGLLEN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
613-731-4022

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613.883.5090 | info@openplan.ca

project

**424 CHURCHILL AVE N., APARTMENT BUILDING**

drawing

**SITE PLAN - DIMENSIONAL DETAIL OF BUILDING ONLY**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1:100
drawing no.	<b>A001</b>		

SYMBOL & MATERIAL LEGEND :

- |   |  |   |  |  |                                      |  |
|---|--|---|--|--|--------------------------------------|--|
| BUILDING ENTRANCE                             | F.D.C. FIRE DEPT. CONNECTION, REFER TO MECHANICAL. | F.H. FIRE HYDRANT, REFER TO CIVIL       | TREE, REFER TO LANDSCAPE ARCHITECT         | LANDSCAPE MATERIAL, REFER TO LANDSCAPE ARCHITECT | POURED CONCRETE                      | YELLOW DIAGONAL ROAD PAINT                     |
| ELEVATION MARKER, ### mm ABOVE FINISHED FLOOR | F.R. FIRE ROUTE SIGN, REFER TO CIVIL               | U.P. HYDRO UTILITY POLE, REFER TO HYDRO | T.S.P. TRAFFIC SIGNAL POLE, REFER TO CIVIL | GRASS, REFER TO LANDSCAPE ARCHITECT              | PAVERS, REFER TO LANDSCAPE ARCHITECT | CONCRETE WALKWAY, REFER TO LANDSCAPE ARCHITECT |

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TORONTO, ON M1V 5M8  
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WATERLOO, ON N2L 3V3  
519-585-2285

**CONSULTING PLANNER :**  
FOIENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2756  
613-727-0850

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OPEN PLAN ARCHITECTS INC.  
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OTTAWA, ON K1H 7J2  
613-883-5090

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613-836-0934

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
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613-730-5709

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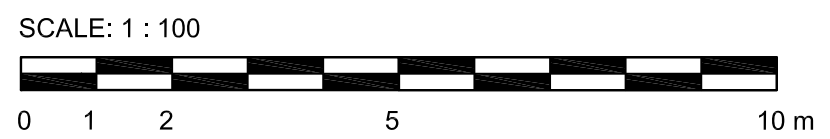
DANFORTH AVE

CHURCHILL AVE N  
(H.I.D. ASPHALT)

**PROPOSED 8-STOREY MULTI-UNIT APARTMENT BUILDING**  
(+ 2 PARKING LEVELS)  
FFE = 75.92 m GROUND FLOOR  
FEE = 69.30 LEVEL B2  
AVERAGE GRADE 73.10

PIN 04017 - 0159

PIN 04017 - 0158



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1 SITE PLAN  
A002 1:100

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project

**424 CHURCHILL AVE N., APARTMENT BUILDING**

drawing

**SITE PLAN - SITE FEATURES**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1:100
drawing no.	<b>A002</b>		



SYMBOL & MATERIAL LEGEND :

- |   |   |   |  |  |                                      |  |
|---|---|---|--|--|--------------------------------------|--|
| BUILDING ENTRANCE                             | F.D.C. FIRE DEPT. CONNECTION, REFER TO MECHANICAL | F.H. FIRE HYDRANT, REFER TO CIVIL       | TREE, REFER TO LANDSCAPE ARCHITECT         | LANDSCAPE MATERIAL, REFER TO LANDSCAPE ARCHITECT | POURED CONCRETE                      | YELLOW DIAGONAL ROAD PAINT                     |
| ELEVATION MARKER, ### mm ABOVE FINISHED FLOOR | F.R. FIRE ROUTE SIGN, REFER TO CIVIL              | U.P. HYDRO UTILITY POLE, REFER TO HYDRO | T.S.P. TRAFFIC SIGNAL POLE, REFER TO CIVIL | GRASS, REFER TO LANDSCAPE ARCHITECT              | PAVERS, REFER TO LANDSCAPE ARCHITECT | CONCRETE WALKWAY, REFER TO LANDSCAPE ARCHITECT |

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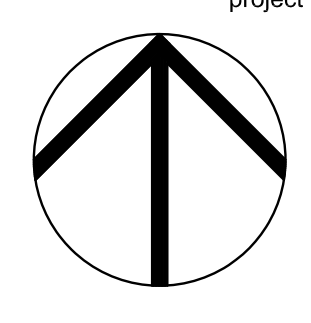
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KRISTOPHER D. BENES  
LICENCE  
6432

project north



Kristopher D. Benes, OAA, MRAIC, LEED AP

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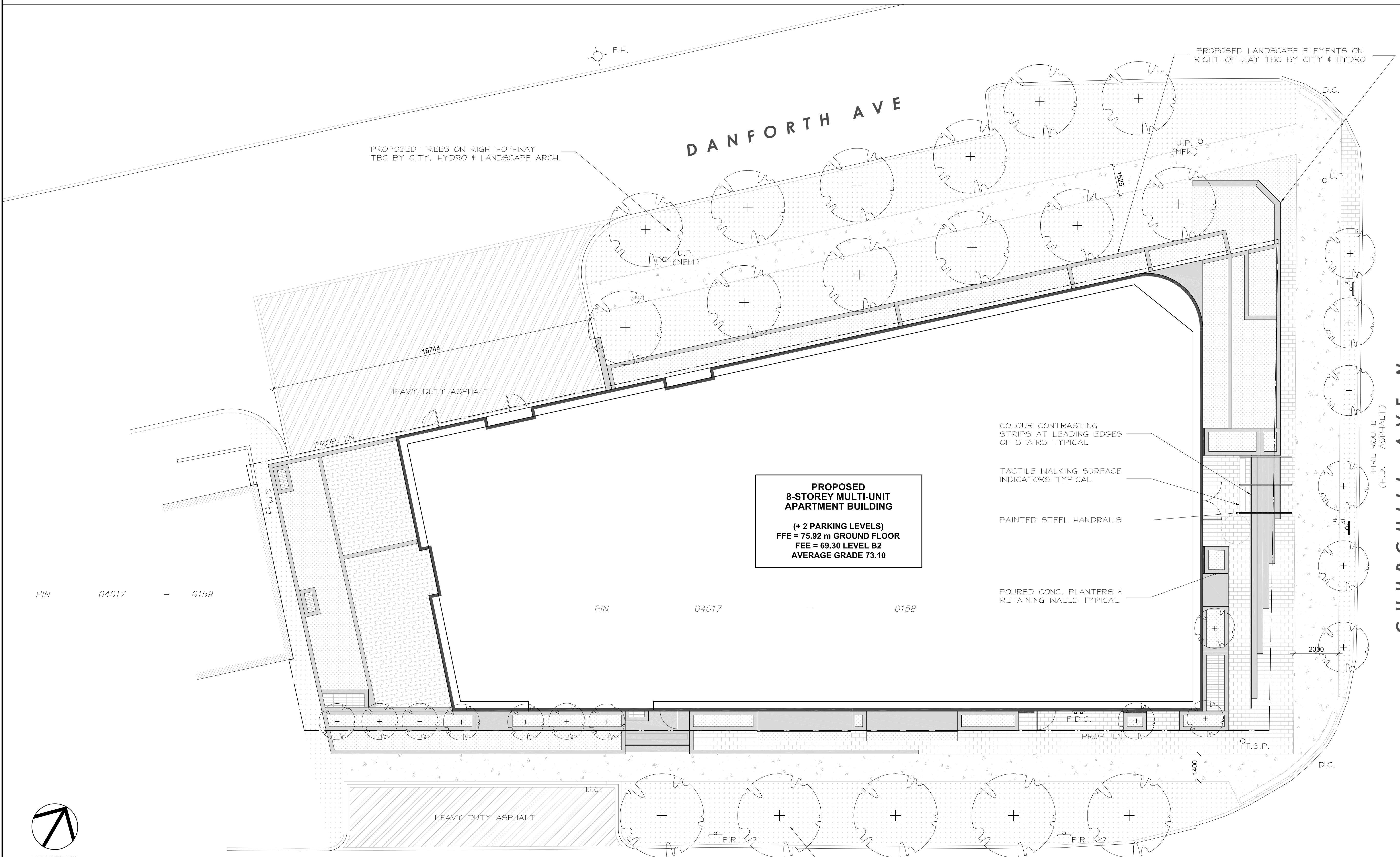
**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

**SITE PLAN -  
WALKWAYS & LANDSCAPING**

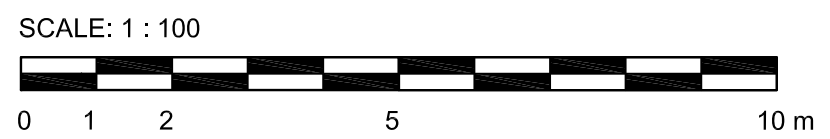
drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100
drawing no.			

**A003**



PIN 04017 - 0159

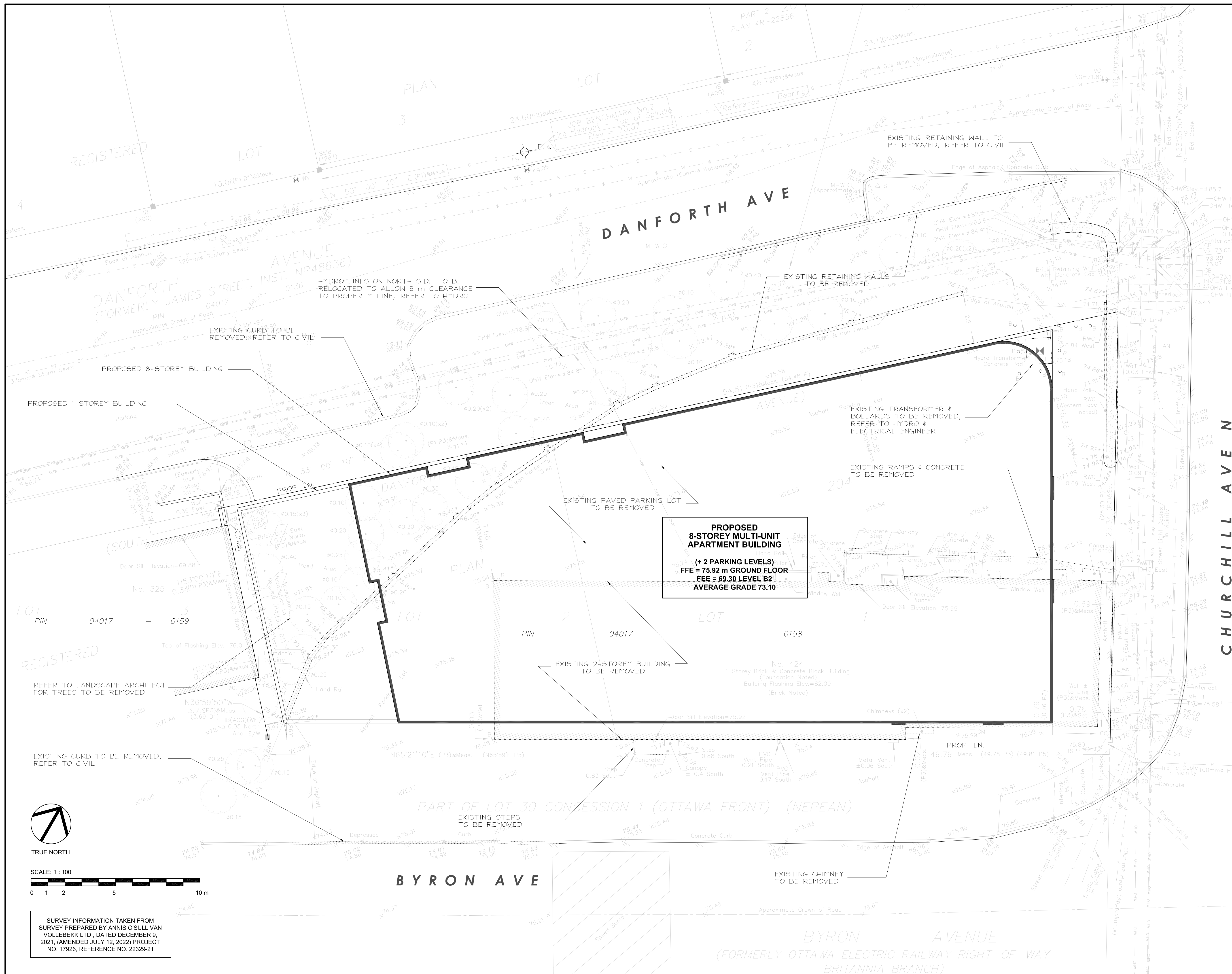
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1 SITE PLAN  
A003 1 : 100





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**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
LR ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
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OTTAWA, ON K2E 276  
613-727-0850

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-336-0934

**TRANSPORTATION ENGINEER :**  
CASTLEGLLEN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
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613-311-4022

rev. / issue	description	date
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Kristopher D. Benes, OAA, MRAIC, LEED AP

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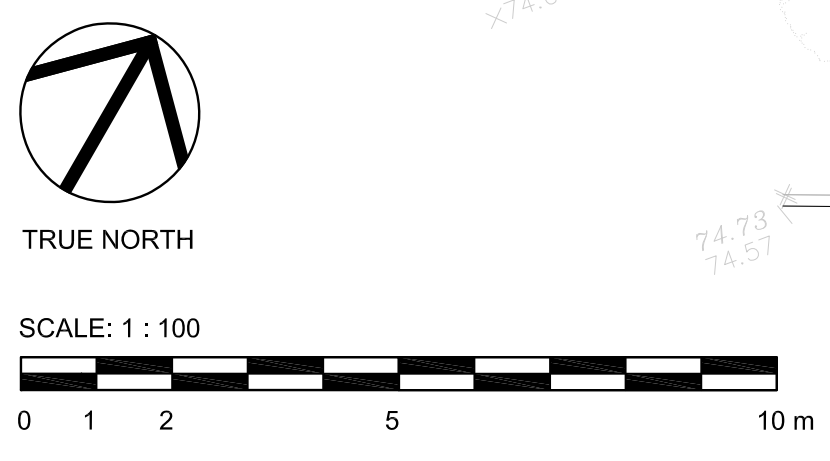
project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

**SITE PLAN - DEMOLITION**

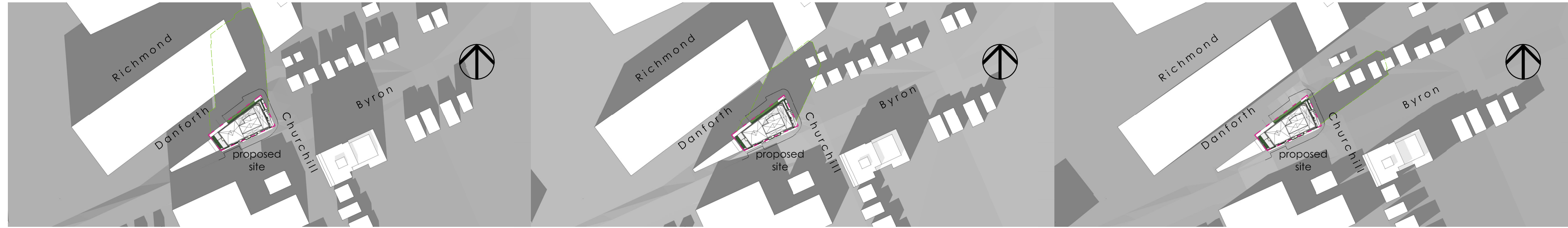
drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1:100
drawing no.	<b>A004</b>		



SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED DECEMBER 9, 2021, (AMENDED JULY 12, 2022) PROJECT NO. 17926, REFERENCE NO. 22329-21



December 21

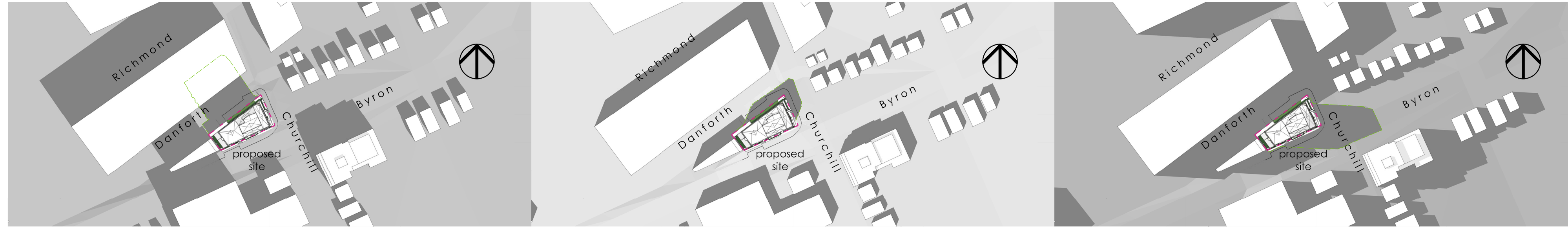


9 am

12 pm

2 pm

March 20

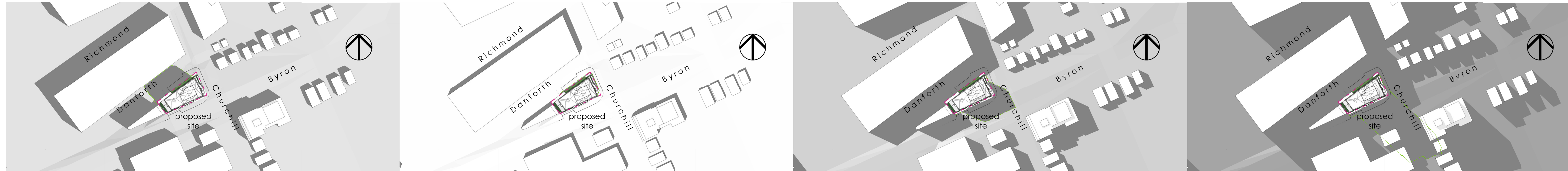


9 am

12 pm

4 pm

June 21



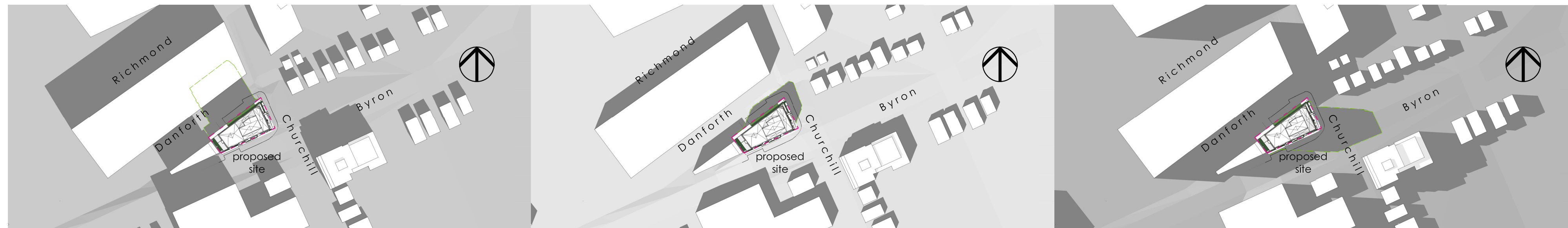
9 am

12 pm

4 pm

6 pm

September 22



9 am

12 pm

4 pm

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5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**CONSULTING PLANNER :**  
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396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

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14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T56  
613-927-0850

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**STRUCTURAL ENGINEER :**  
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333 PRESON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**TRANSPORTATION ENGINEER :**  
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2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
613-731-4022

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LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
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rev. / issue	description	date
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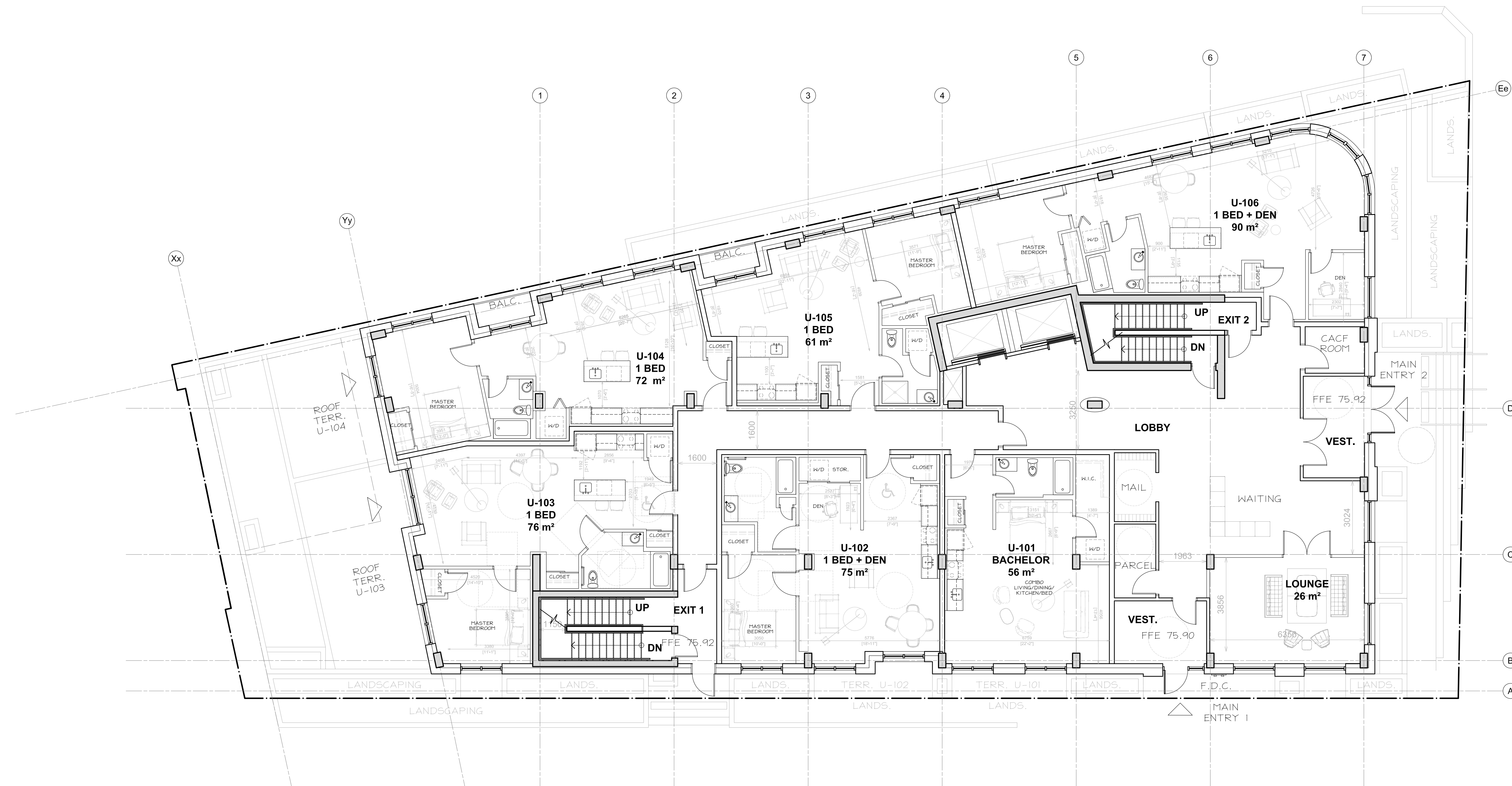
project  
**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing  
**SHADOW ANALYSIS**

drawn	KDB	date	2022-SEP-16
approved	KDB	revision	0
project no.	2109	scale	N.T.S.

drawing no.  
**A005**





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OTTAWA, ON K2P 2H7  
613-730-5709

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& CIVIL ENGINEER :**  
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OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2Z56  
613-727-0850

**NOISE, VIBRATION & WIND  
ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**TRANSPORTATION ENGINEER :**  
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613.883.5090 | info@openplan.ca

project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

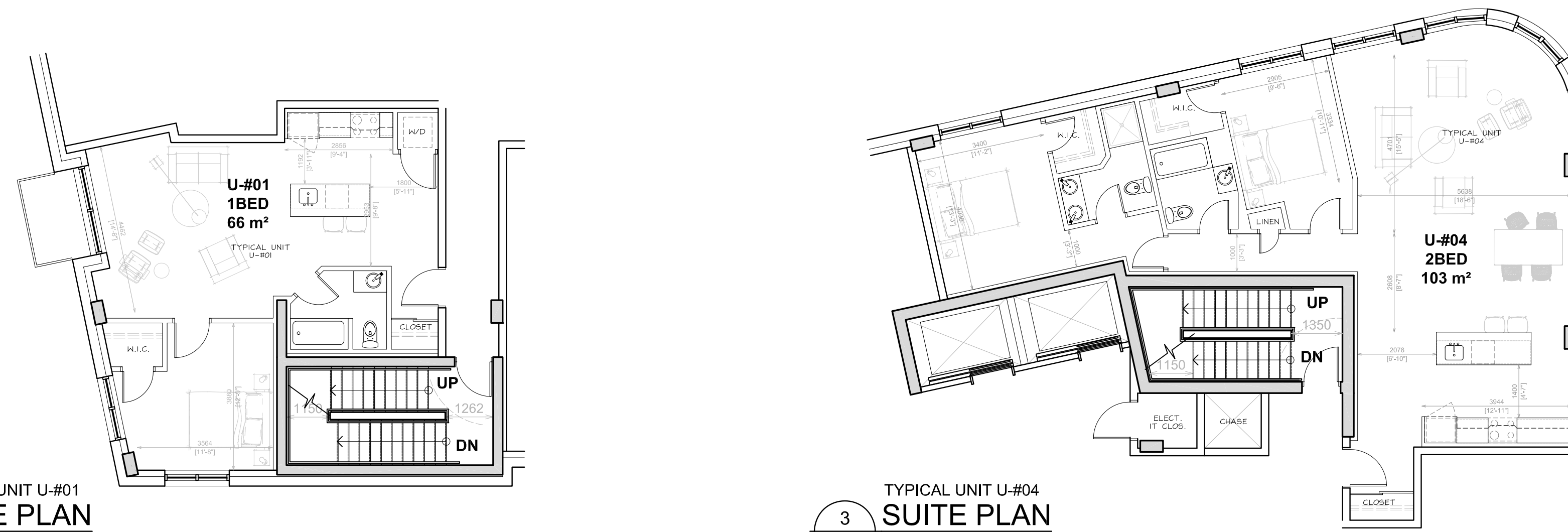
**FLOOR PLAN  
GROUND LEVEL  
(CONSIDERED 2ND LEVEL  
BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100

drawing no.

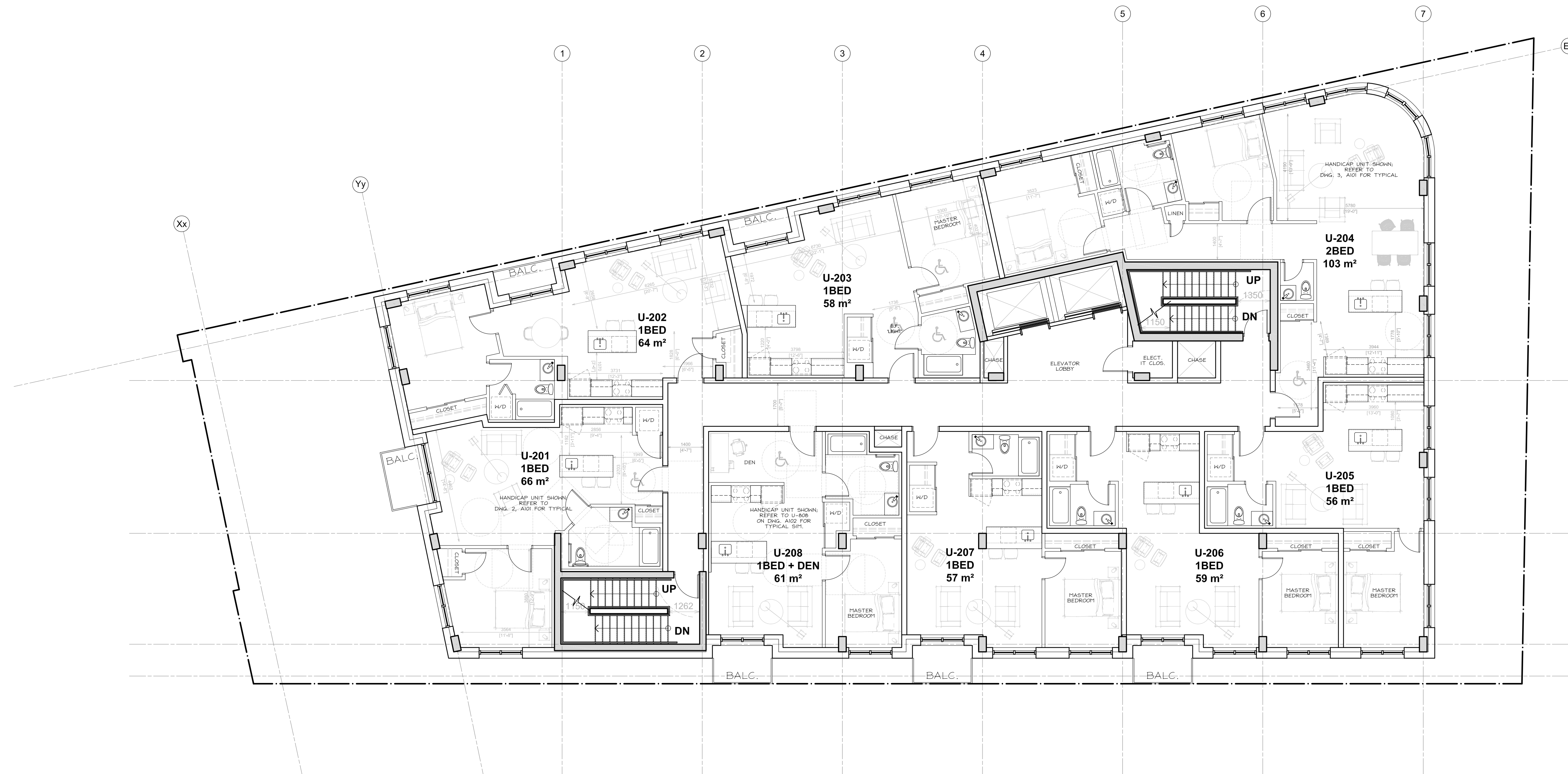
**A100**





2  
A101  
TYPICAL UNIT U-#01  
SUITE PLAN  
1: 100

3  
A101  
TYPICAL UNIT U-#04  
SUITE PLAN  
1: 100



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416-292-9920

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-883-5090

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
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613-727-0850

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OTTAWA, ON K1H 7J2  
613-883-5090

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127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**TRANSPORTATION ENGINEER :**  
CASTLEGLAN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
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OTTAWA, ON K1S 5N4  
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project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

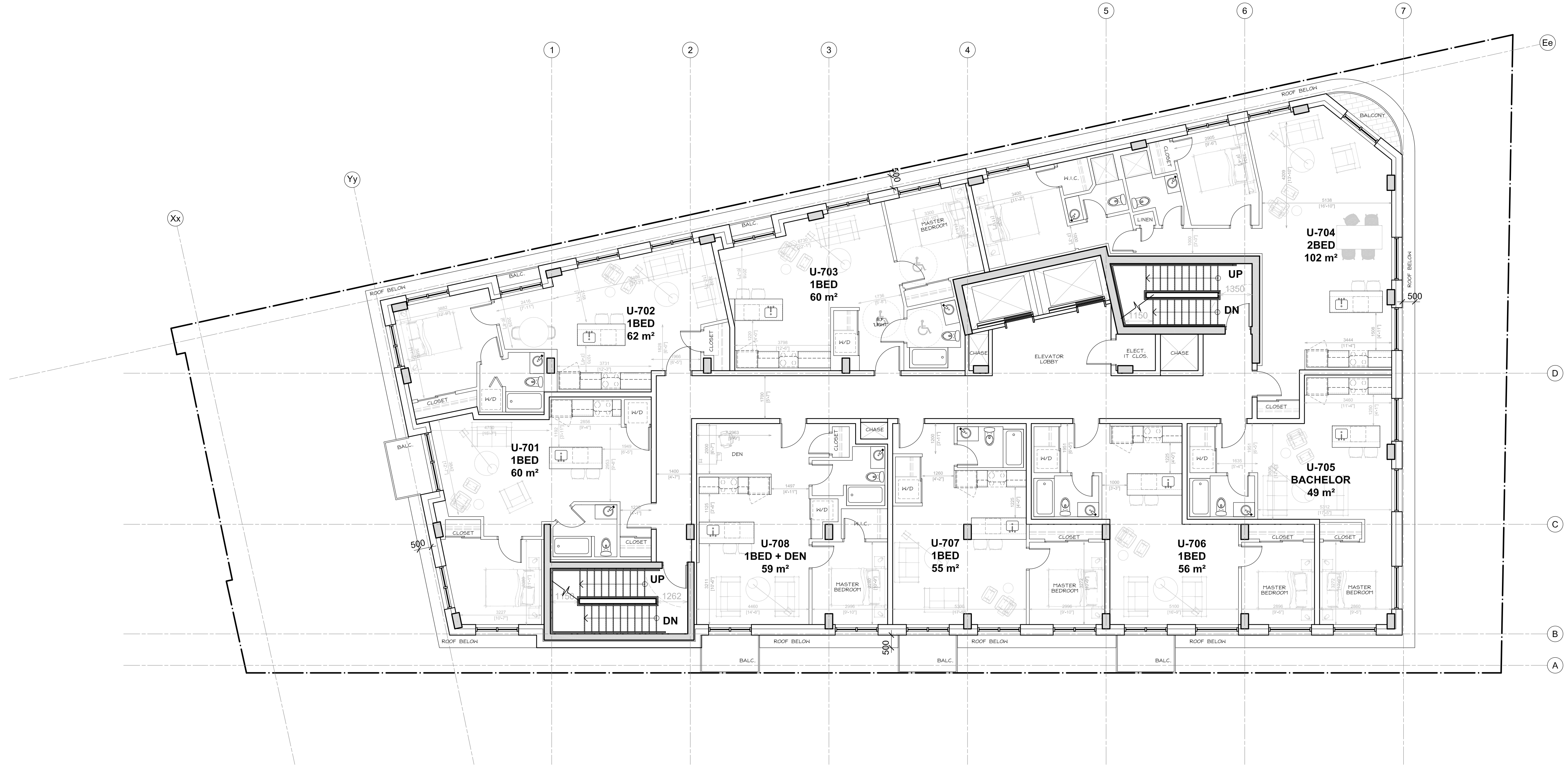
**FLOOR PLAN  
TYPICAL LEVEL 2 TO 6  
(CONSIDERED 3RD TO 7TH LEVELS  
BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1: 100

drawing no.

**A101**





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 5-145 SELECT AVE.  
 TORONTO, ON M1V 5M8  
 416-292-9920

**LANDSCAPE ARCHITECT :**  
 IBI GROUP  
 410 ALBERT STREET, SUITE 101  
 WATERLOO, ON N2L 3V3  
 519-585-2285

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**SURVEYOR :**  
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2T56  
 613-727-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 2305 HILLARY AVENUE  
 OTTAWA, ON K1H 7J2  
 613-883-5090

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD  
 OTTAWA, ON K1B 4S5  
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rev. / issue	description	date
		MM/DD/YY

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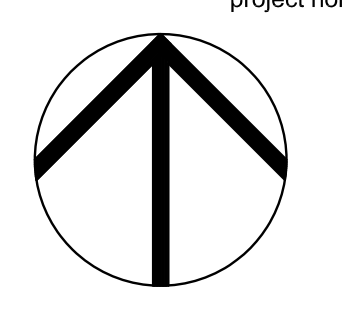
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project

**424 CHURCHILL AVE N.,  
 APARTMENT BUILDING**

drawing

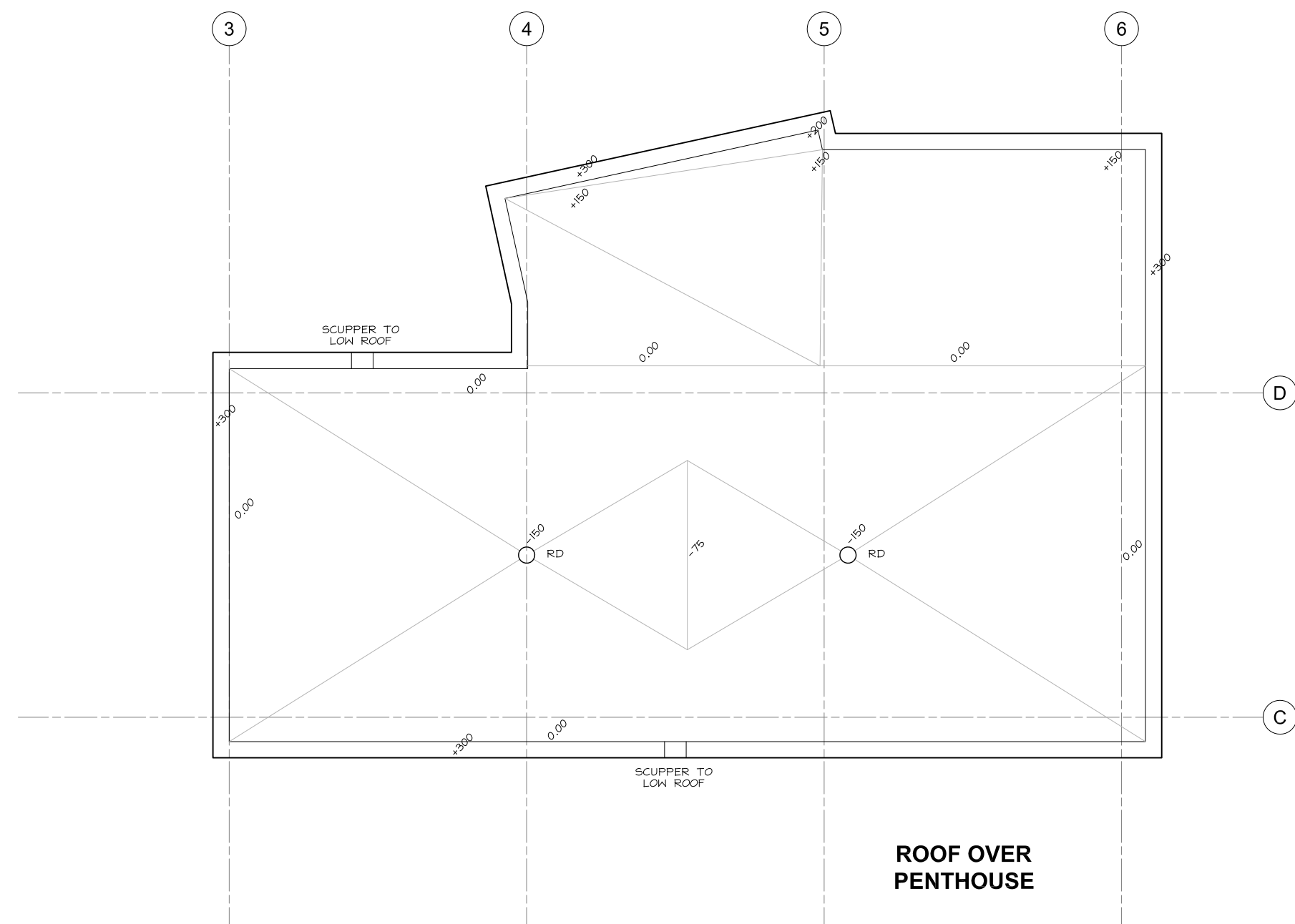
**7TH FLOOR  
 (CONSIDERED 8TH LEVEL  
 BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100

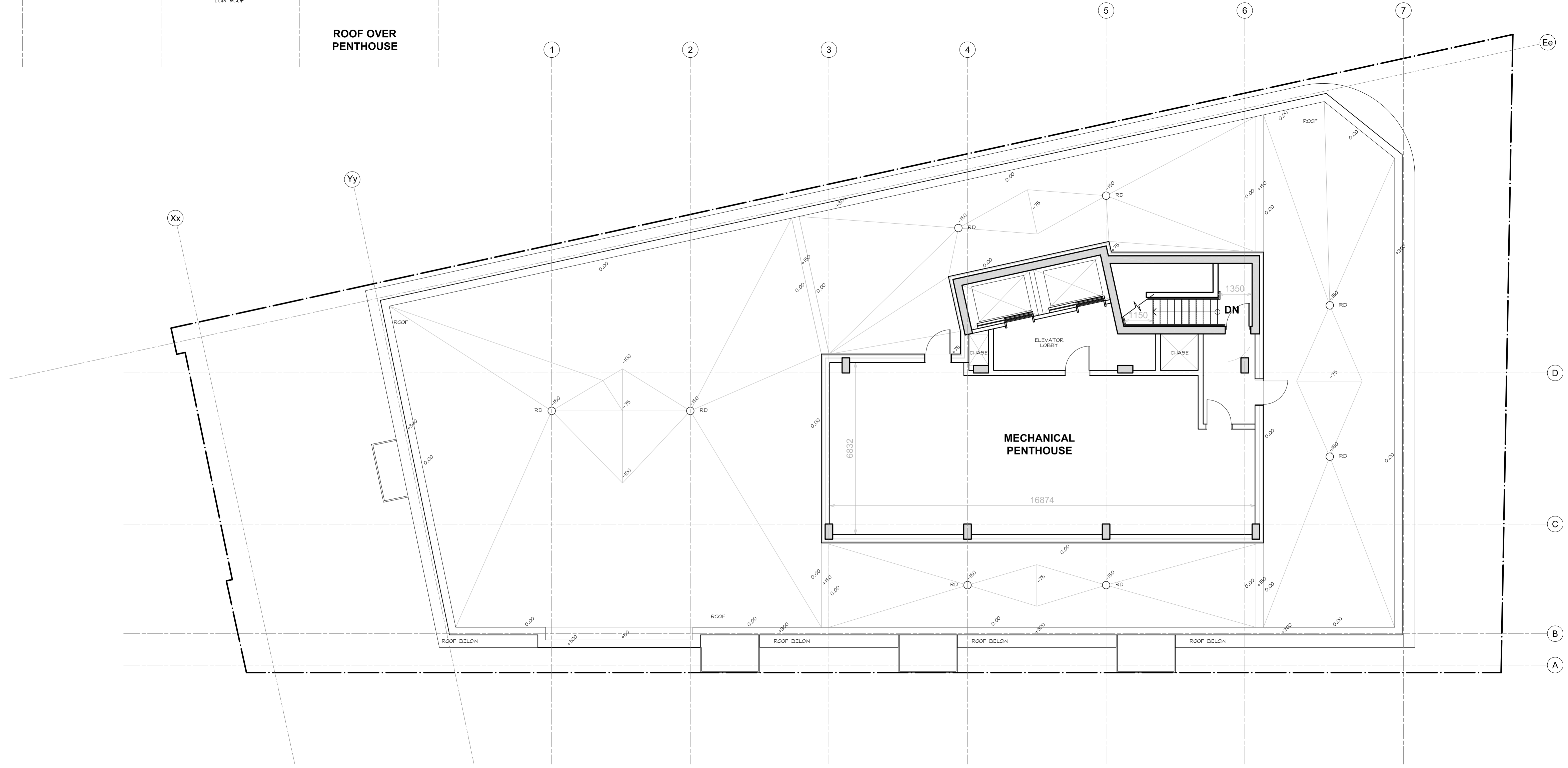
drawing no.

**A102**





ROOF OVER PENTHOUSE



MECHANICAL PENTHOUSE

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TORONTO, ON M1V 5M8  
416-292-9920

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
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OTTAWA, ON K1H 7J2  
613-883-5090

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
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613-727-0850

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
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OTTAWA, ON K0A 1L0  
613-836-0934

**TRANSPORTATION ENGINEER :**  
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<p>ONTARIO ASSOCIATION OF ARCHITECTS KRISTOPHER D. BENES LICENCE 6432</p>	<p>project north</p>
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**OPA** open plan architects inc.  
architecture | interiors | concepts

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613.883.5090 | info@openplan.ca

project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

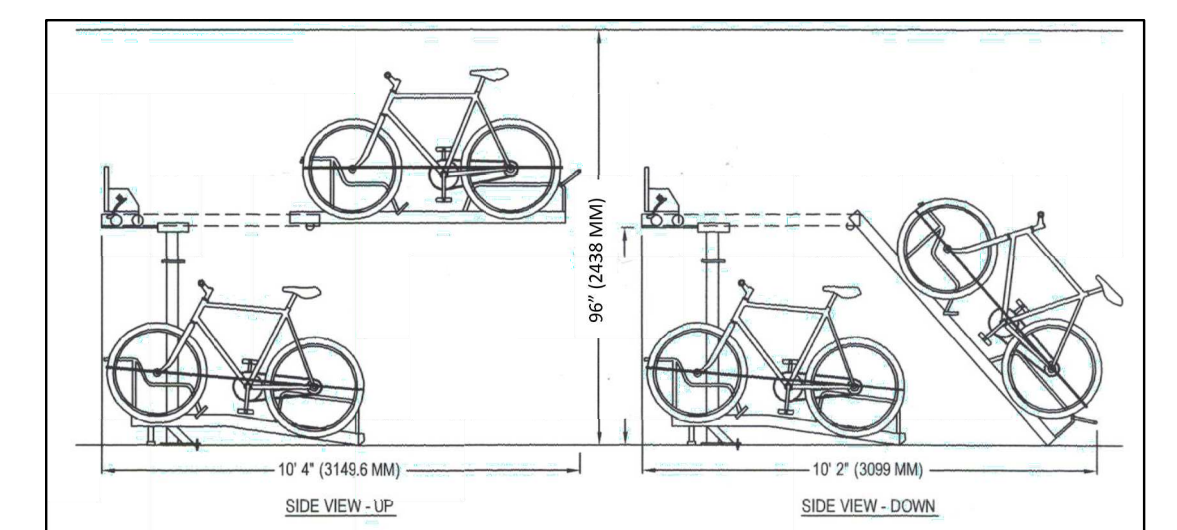
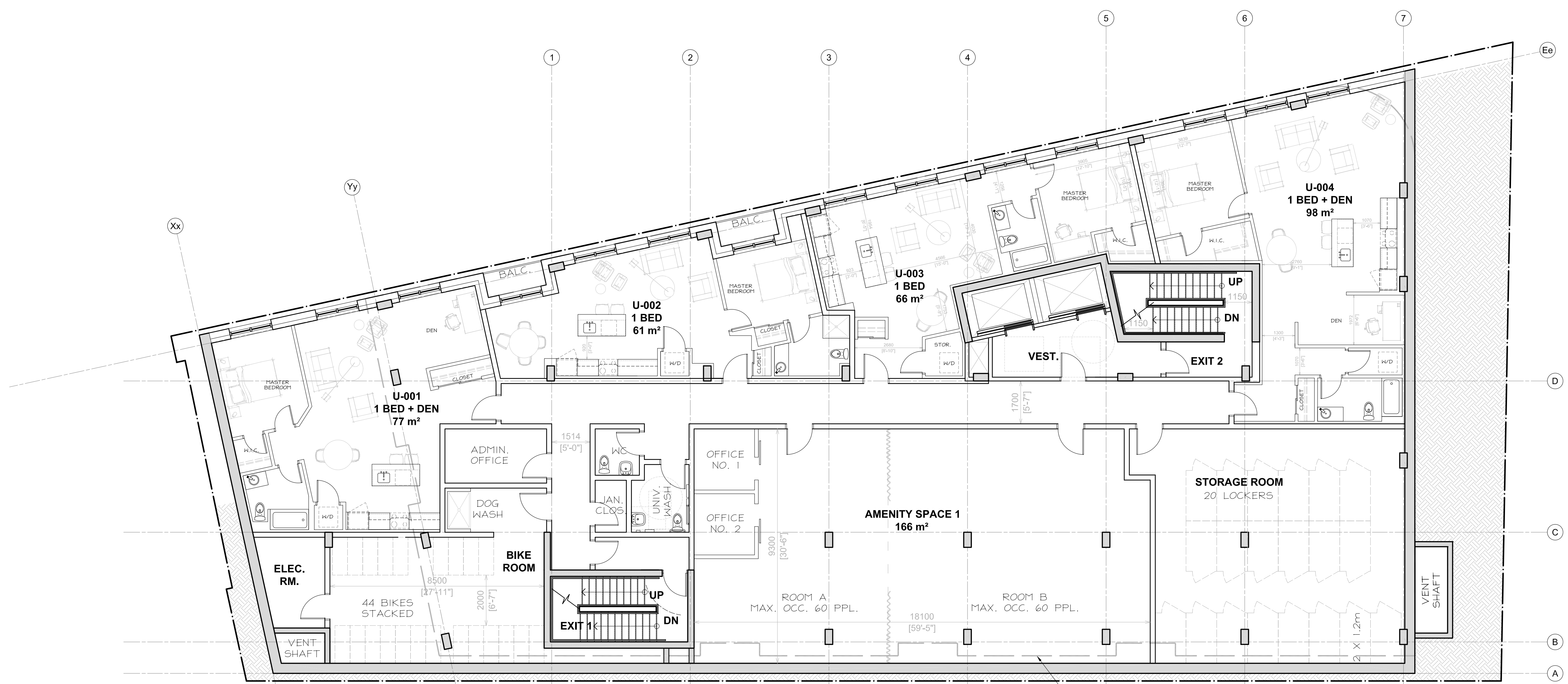
**FLOOR PLAN  
PENTHOUSE**

drawn	KDB	date	2022-AUG-31
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

**A103**





STACKED BICYCLE RACK DETAILS

LINE OF TOWER ABOVE

**CLIENT / OWNER :**  
GSI SLOUGH STREET PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
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OTTAWA, ON K2P 2H7  
613-730-5709

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
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WATERLOO, ON N2L 3V3  
519-585-2285

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**TRANSPORTATION ENGINEER :**  
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2460 LANCASTER ROAD,  
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project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

**FLOOR PLAN LEVEL B1  
(CONSIDERED 1ST LEVEL  
BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	
project no.	2109	scale	1 : 100

drawing no.

**A104**



**WASTE CAPACITY REQUIREMENTS:**

WASTE: 0.11 CY / DU = 7 CY (6.88)  
8 CU PROVIDED

GMP: 0.018 CY / DU = 1 CY (1.04)  
2 CY PROVIDED

FIBER: 0.038 CY / DU = 2 CY (2.2)  
4 CY PROVIDED

ORGAN.: 240 L CART / 50 DU = 2 CARTS  
480 L PROVIDED

MOTION-SENSOR DETECTING VEHICLE PRESENCE. SENSOR LINKED TO TRAFFIC LIGHTS ABOVE EACH STALL, AT RAMP AND AT ENTRY GATE AT B2

TRAFFIC CONTROL GATE AND SIGNAL TO INDICATE THAT THE RAMP IS BEING ASCENDED BY VEHICLE(S) FROM BELOW. ENTERING VEHICLES ARE PREVENTED FROM MOVING FORWARDS UNTIL THE GATE IS RAISED & SIGNAL IS GREEN.

SIGNAL ABOVE EACH SPACE IDENTIFYING BY GREEN & RED LIGHT WHETHER IT IS SAFE TO LEAVE THE STALL, TYPICAL

**CLIENT / OWNER :**  
GSI SLOUGH STREET PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

**ARCHITECT :**  
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OTTAWA, ON K1H 7J2  
613-883-5090

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OTTAWA, ON K0A 1L0  
613-836-0934

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**TRANSPORTATION ENGINEER :**  
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2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
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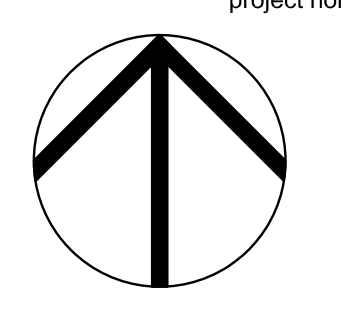
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project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

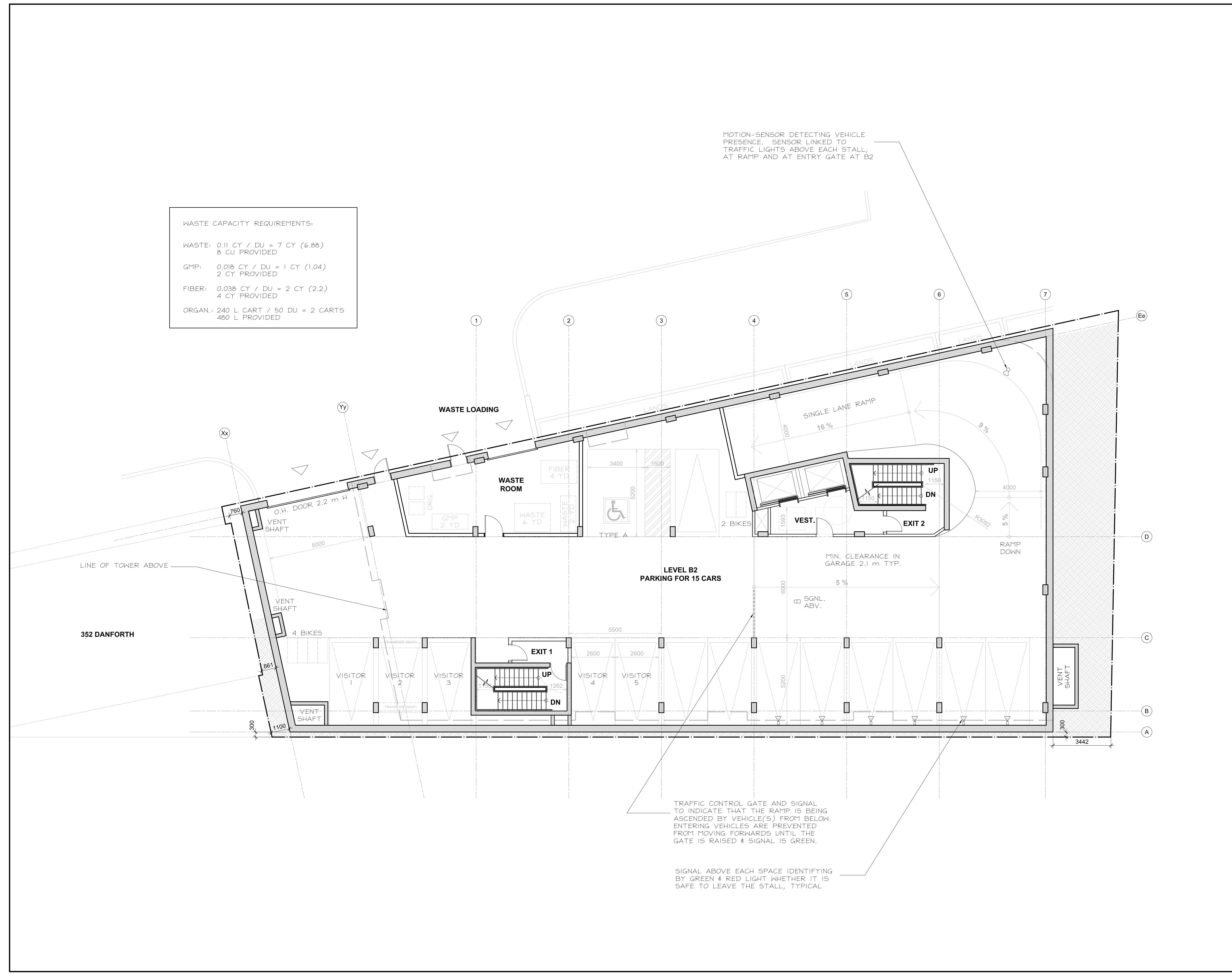
drawing

**FLOOR PLAN  
PARKING LEVEL B2**

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:100

drawing no.

**A105**





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 IBI GROUP  
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 WATERLOO, ON N2L 3V3  
 519-585-2285

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**SURVEYOR :**  
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
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 OTTAWA, ON K2E 2T56  
 613-727-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 2305 HILLARY AVENUE  
 OTTAWA, ON K1H 7J2  
 613-883-5090

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD  
 OTTAWA, ON K1B 4S5  
 613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
 5430 CANOTEK ROAD  
 OTTAWA, ON K1S 5N4  
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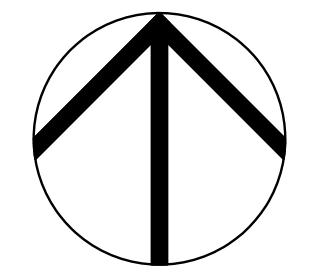
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project

**424 CHURCHILL AVE N.,  
 APARTMENT BUILDING**

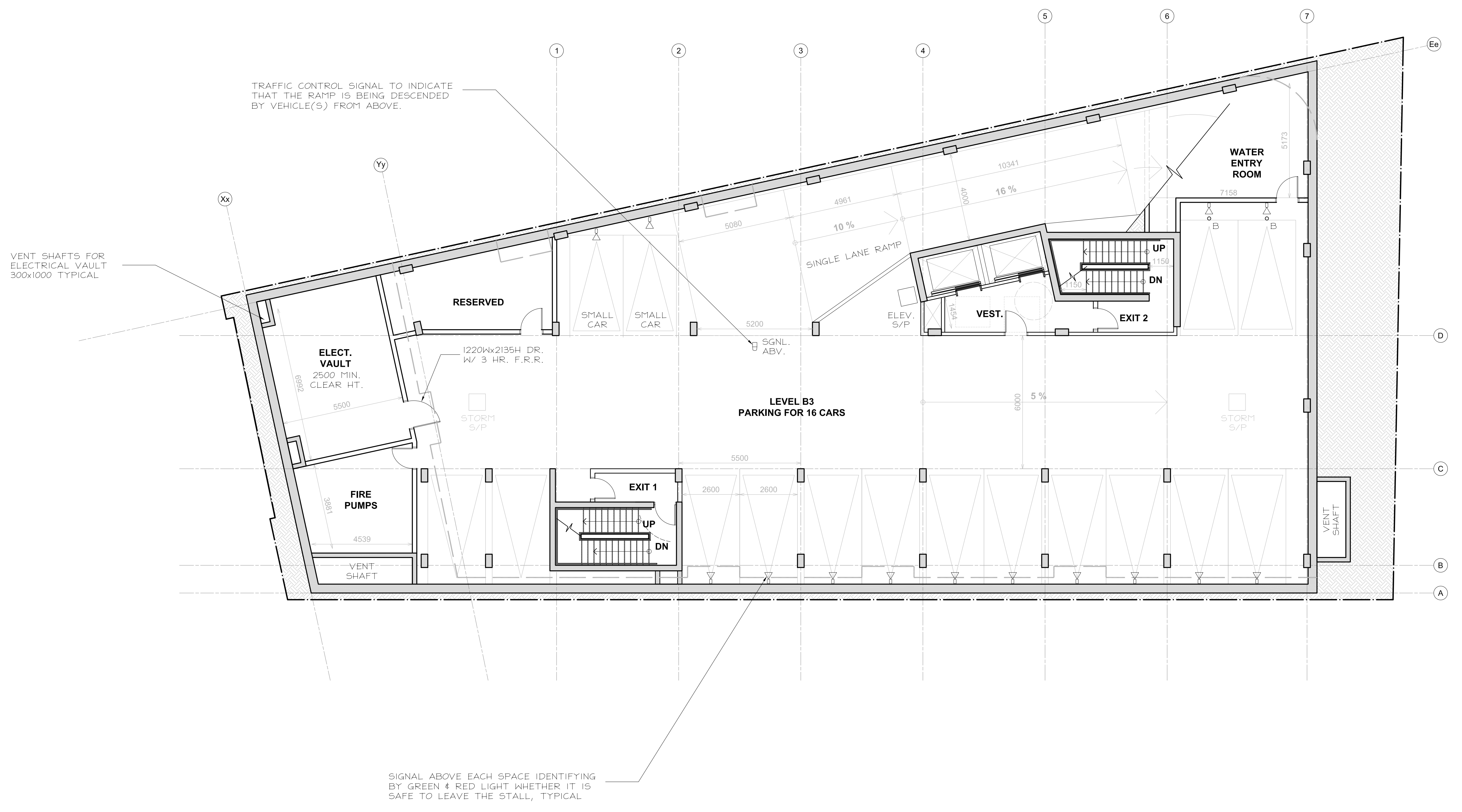
drawing

**FLOOR PLAN  
 PARKING LEVEL B3**

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:200

drawing no.

**A106**







1 SOUTH ELEVATION  
A200 1:125



2 NORTH ELEVATION  
A200 1:125

- MATERIALS LEGEND :**
- METAL INTERLOCKING TILE CLADDING
  - BEIGE COLOURED (CONCRETE OR EIFS)
  - BEIGE COLOURED STRIATED BRICK / CONCRETE / EIFS

**CLIENT / OWNER :**  
GSI SLOUGH STREET PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**SURVEYOR :**  
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613-836-0934

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**TRANSPORTATION ENGINEER :**  
CASTLEGLAN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
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project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

**ELEVATIONS**

drawn	KOB	date	2022-SEP-12
approved	KOB	revision	
project no.	2109	scale	1:125

drawing no.

**A200**





- MATERIALS LEGEND :**
- METAL INTERLOCKING TILE CLADDING
  - BEIGE COLOURED (CONCRETE OR EIFS)
  - BEIGE COLOURED STRIATED BRICK / CONCRETE / EIFS

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613-953-5090

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613-883-5090

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D + M STRUCTURAL  
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OTTAWA, ON K1S 5N4  
613-651-9490

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

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**EAST ELEVATION**  
1  
A201  
1:125



**WEST ELEVATION**  
2  
A201  
1:125

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**ONTARIO ASSOCIATION OF ARCHITECTS**  
KRISTOPHER D. BENES  
LICENCE 6432

project north

Kristopher D. Benes, OAA, MRAIC, LEED AP

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**424 CHURCHILL AVE N., APARTMENT BUILDING**

drawing

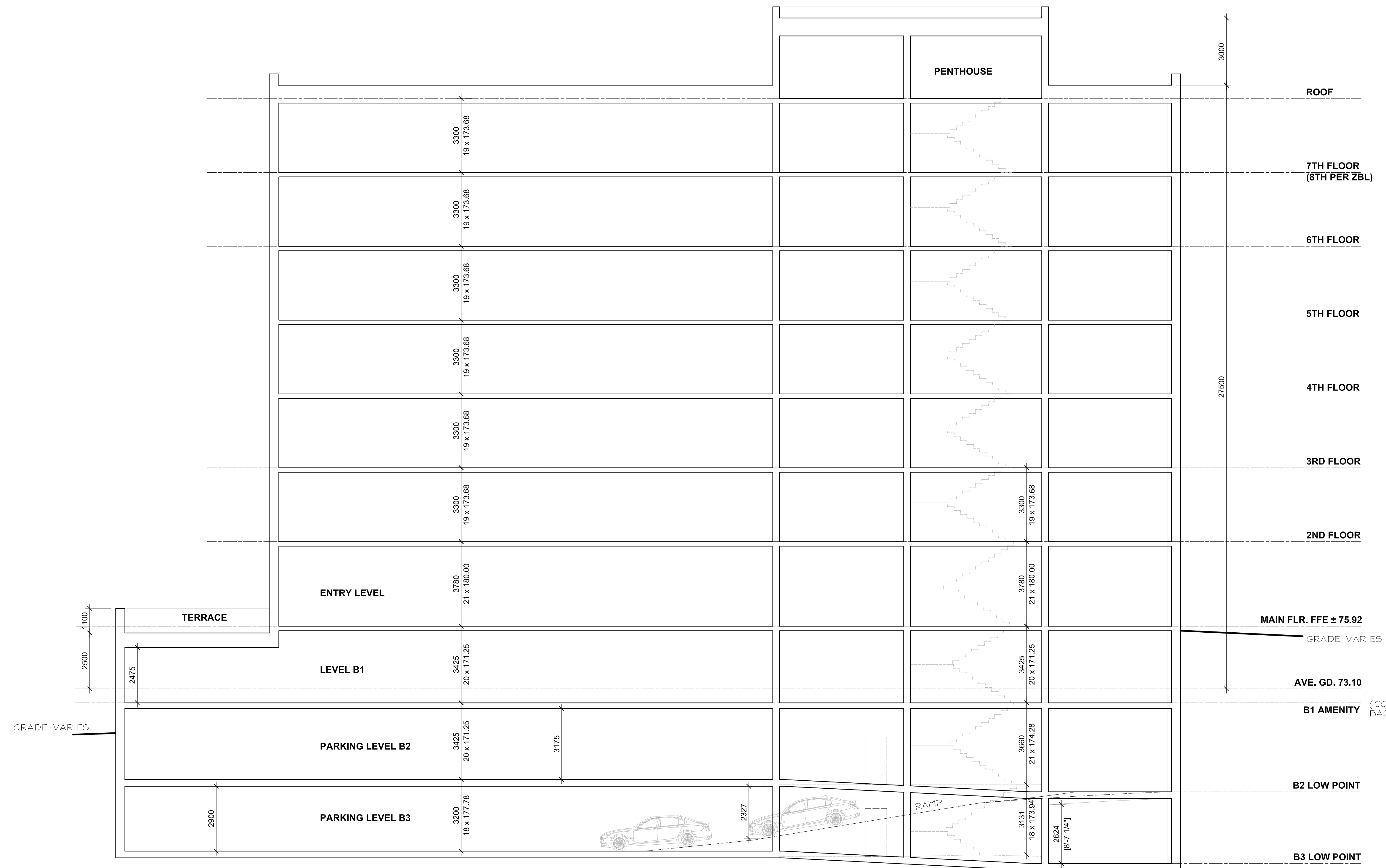
**ELEVATIONS**

drawn	KDB	date	2022-SEP-12
approved	KDB	revision	1
project no.	2109	scale	1:125

drawing no.

**A201**





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WATERLOO, ON N2L 3V3  
519-585-2285

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613-836-0934

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project

**424 CHURCHILL AVE N.,  
APARTMENT BUILDING**

drawing

**CONCEPTUAL SECTION**

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	
project no.	2109	scale	1 : 100

drawing no.

**A300**